

2 CAMBRIDGE WAY
MINCHINHAMPTON



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MINCHINHAMPTON
STROUD
GL6 9DE

An detached bungalow on a sizeable corner plot with private driveway, detached garage and level gardens in a sought after location within walking distance of the centre of Minchinhampton

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £600,000

FEATURES

- Detached Bungalow
- Corner Plot
- Level Gardens
- Garage
- Private Driveway
- Close to Minchinhampton High Street and Local Amenities
- Moments from National Trust Common Land
- Easy Access to Nailsworth, Stroud, Cirencester & Tetbury
- Chain Free



DESCRIPTION

2 Cambridge Way is a bright three bedroom bungalow with well-balanced living spaces. Set in a central town location, the property sits comfortably within its corner plot and benefits from off-street parking for several vehicles, together with a detached garage.

From the front porch, the front door opens into a spacious central hallway. To the left is a generous 21ft sitting/dining room with sliding doors leading directly to the rear garden. The adjacent modern fitted kitchen with breakfast bar also has direct access to the rear garden.

On the opposite side of the property are two double bedrooms which are located front and rear, with a smaller third bedroom and large separate family shower room positioned between them.

The detached garage has a useful rear access from the garden offering excellent storage and/or workshop space with plenty of driveway parking in front of it.

The enclosed and level front and rear gardens are mainly laid to lawn with the rear garden also offering a sunny patio area. There is also a useful store/potting room attached to the rear of the property.





DIRECTIONS

2 Cambridge Way is most easily found by leaving our Minchinhampton office onto West End which merges with Windmill Road after a few hundred yards. Turn right into Dr Browns Road and then right again into Cambridge Way. The house is found on the corner of these two roads with the driveway and garage immediately on your right hand side once you have passed the cattle grid.

LOCATION

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for its 650 acres of National Trust Common land and the cows that roam freely in the summer months, at times frequenting the High Street, the town is full of character.

With excellent amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (Cucina di Amalfi & Henry's), a post office, pharmacist, butcher, general store and doctors surgery. The area has much to offer, with lovely walks and three golf courses, one located on Minchinhampton Common. The nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school.

The town is also well located for transport links, with London circa 2 hours by road or approximately 80 minutes from Stroud or Kemble Stations. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.

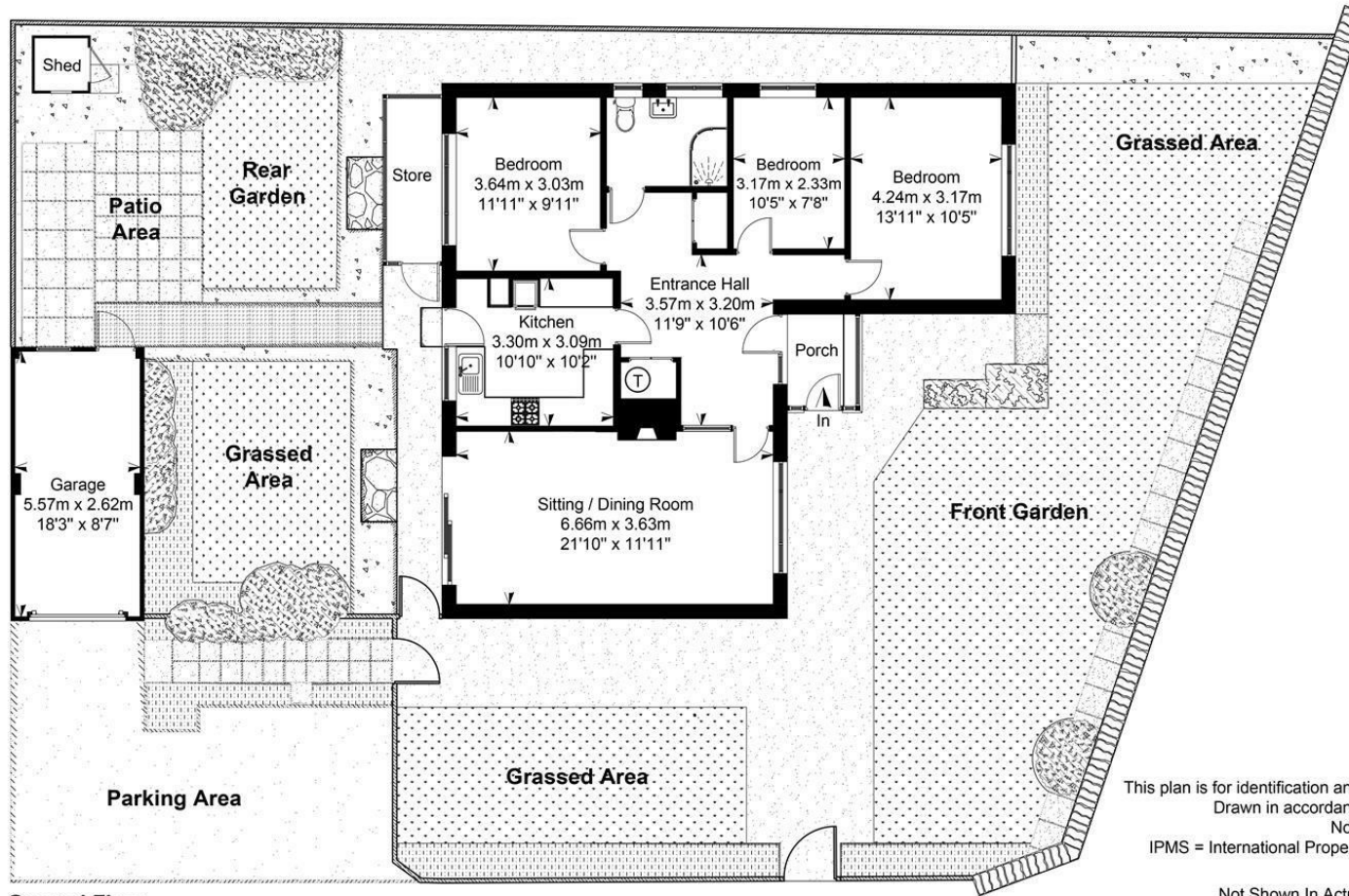


2 Cambridge Way, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 95 sq metres / 1022 sq feet
Garage 14 sq metres / 151 sq feet

Total 109 sq metres / 1173 sq feet



Ground Floor

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07890 327 241
Job No SP4179

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property. Gas Central Heating. Stroud District Council tax band E - £3,004.75. . Ofcom Checker: Broadband - standard 8 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone, Three. Ofcom Checker: Broadband - standard 8 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone, Three

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334