

9 OLD COMMON
MINCHINHAMPTON



**9 OLD COMMON
MINCHINHAMPTON
STROUD
GL6 9EH**

A modern and well presented three bedroom family home moments from the centre of Minchinhampton and within a stones throw of Minchinhampton Common.

**BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1**

GUIDE PRICE £400,000

FEATURES

- Kitchen/Dining Room
- South Facing Rear Garden
- Attached Garage
- Off Street Parking
- Ensuite Main Bedroom
- Bright and Light Accommodation
- Well Presented
- Short Walking Distance to all Minchinhampton Amenities
- Easy Access to Stroud, Nailsworth, Tetbury & Cirencester



DESCRIPTION

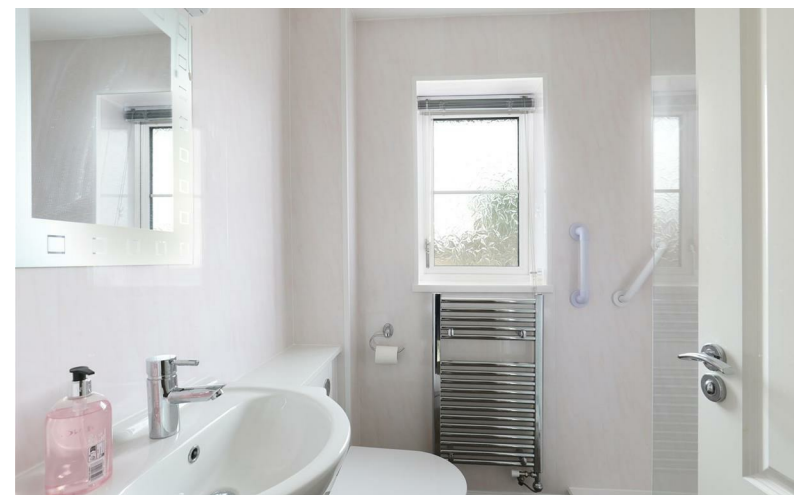
9 Old Common is a modern and well presented family home, built by Lovell Homes in 2015. Offering well-proportioned and practical accommodation arranged over two floors, the property is ideally suited to contemporary family living.

The ground floor comprises an entrance hallway leading to the sitting room at the front of the property. This in turn leads through to an inner hall with a useful guest WC to one side and the kitchen/dining room to the rear.

The kitchen/dining room is well proportioned with a good range of fitted units, space for a dining table, a good sized storage cupboard and double doors leading out to the rear garden. South facing, enclosed and mainly laid to lawn it has well stocked borders and a sunny patio area.

On the first floor is the main bedroom with en-suite shower room, a second double bedroom, the modern family bathroom and a third bedroom/office.

The attached garage, off the front driveway also has a rear door offering practical access to the rear garden. This space could be converted to create larger living accommodation subject to the necessary planning consents.





DIRECTIONS

From our Minchinhampton Office proceed along the High Street into Butt Street. Shortly before the junction with Cirencester road, turn right over the cattle grid into Summersfield Road and follow this round to the left until its junction with Old Common. Turn right and then right again over another cattle grid with No.9 located in front of you to the left.

LOCATION

Old Common is a quiet cul de sac in the north-east corner of the popular market town of Minchinhampton, with the lane ending with direct access onto National Trust Common.

Located within walking distance of Minchinhampton's historic Market Place and High Street with an abundance of local amenities on the doorstep. These include The Crown (bistro pub), an Italian restaurant (Cucina di Amalfi), popular Henry's café, local grocery store, hairdresser, chemist, butcher, Post Office and beautician among other independent stores. There is also a library and a new purpose built GP surgery. In addition there are numerous sports clubs, including two golf clubs in the immediate vicinity.

The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has an award winning Saturday Farmers Market, a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is very highly regarded and there are also numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham.

Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.



9 Old Common, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 77 sq metres / 829 sq feet
Garage 14 sq metres / 150 sq feet

Total 91 sq metres / 979 sq feet

Simply Plans Ltd © 2026

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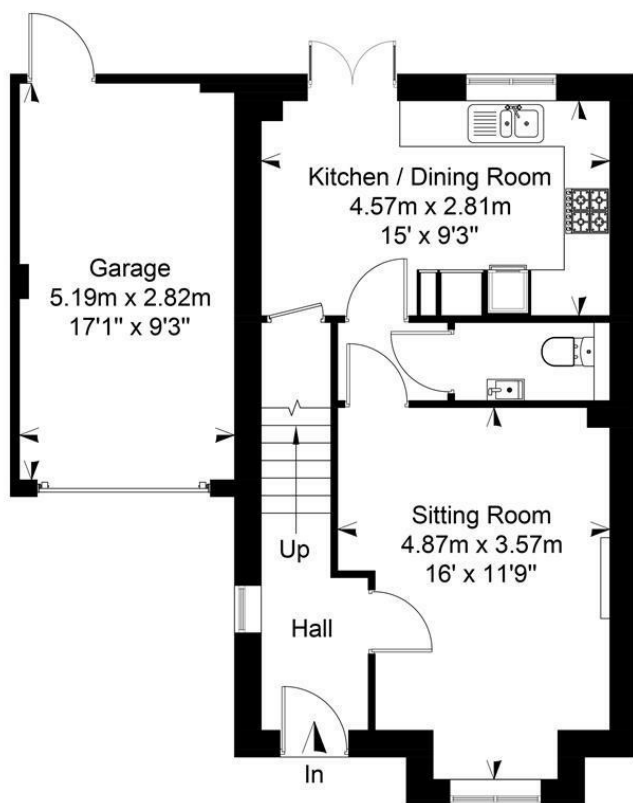
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This plan is for identification and guidance purposes only.

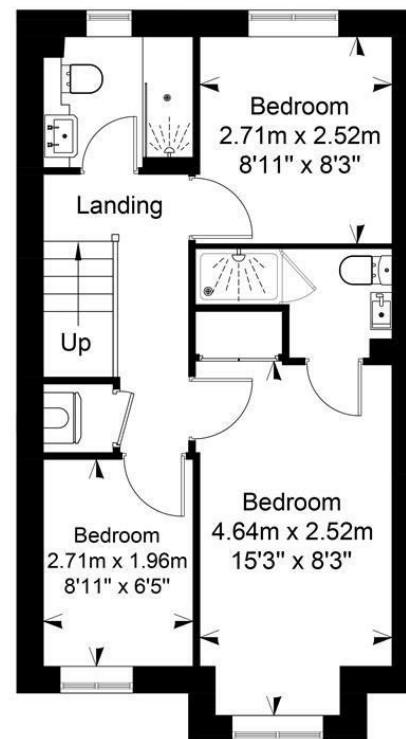
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Ground Floor



First Floor

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

C

SERVICES

All mains services are connected to the property. Gas CH. Stroud District Council Tax Band C £2,185.28. Ofcom Checker: Broadband - Standard 6 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor: EE likely, others limited, Outdoor: all likely.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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