

WOODVIEW · CHAPEL LANE
MINCHINHAMPTON

WOODVIEW, CHAPEL LANE
MINCHINHAMPTON
STROUD
GL6 9DL

A light-filled home set in a tranquil location with wonderful views, yet still within easy walking distance of the centre of Minchinhampton

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £820,000

FEATURES

- Sought After Tranquil Location
- Stunning Views
- Enclosed Garden
- Impressive Principal Bedroom Suite
- Possibility to Update
- No Onward Chain
- Private Driveway
- Garage
- Walking Distance to Minchinhampton
- Easy access to Nailsworth, Stroud, Tetbury and Cirencester



DESCRIPTION

On the market for the first time in over 40 years, a defining feature of Woodview is its exceptional location. Discreetly positioned along the picturesque Chapel Lane, the property enjoys a wonderfully secluded setting whilst remaining just moments from the heart of Minchinhampton. This quintessential Cotswold cottage offers well proportioned room with the accommodation arranged over three floors.

A front porch leads to the front door and in turn through to the dual aspect sitting room with a feature fireplace. Adjacent to this is the second reception room, previously used as a dining room, which could easily be used as a 2nd snug, playroom or home office. Alternatively these two rooms could be merged to create a spacious open plan reception room. Off the sitting room, to the rear of the property is the kitchen/breakfast room with double doors to the pretty garden with wonderful views of the valley beyond. There is also a guest WC and utility room and a rear hall with a door leading to the driveway and to an attached store room.

One the first floor there are two double bedrooms to the front of the property with a smaller bedroom and family bathroom to the rear. The entire second floor is dedicated to the impressive principal bedroom with exposed beams and a feature fireplace as well as an en-suite shower room and plenty of storage.



Externally the gated driveway, with off-street parking for two cars is to the rear of the property adjacent to the garage (with an additional parking space in front). This is attached to a large additional store room.

The beautiful south-west facing garden is a particular highlight, enjoying far-reaching views across neighbouring countryside towards Gatcombe Woods. Extending to the front and side of the property, the garden is predominantly laid to level lawn and framed by traditional Cotswold stone walls, mature planting and well-stocked borders. A charming terrace adjoins the kitchen, providing an ideal setting for al fresco dining and entertaining, while a number of additional seating areas have been thoughtfully positioned to make the most of the property's idyllic surroundings and spectacular outlook.





DIRECTIONS

From our Minchinhampton office head along Tetbury Street where Chapel Lane will be found after circa 20 yards on the right hand side. Woodview will be found approximately half a mile along Chapel Lane, on the right hand side.

LOCATION

Minchinhampton is renowned for its character, community spirit and outstanding amenities. The town offers an excellent selection of independent cafés, a popular gastro pub, village shop, post office, chemist and acclaimed butcher, all contributing to its vibrant charm. At its centre lies the magnificent Minchinhampton Common, an expanse of National Trust-protected land extending across hundreds of acres, providing spectacular walking, riding and golfing opportunities amidst some of the finest countryside in the region. There is also a busy community life, with a diverse programme of concerts, theatrical performances and local events throughout the year.

The surrounding Cotswold market towns of Stroud, Cirencester and Tetbury are all within easy reach, each offering an appealing blend of independent boutiques, restaurants and cultural attractions. Stroud, in particular, is celebrated for its award-winning Saturday Farmers' Market and comprehensive range of amenities, including a Waitrose and several major supermarkets.

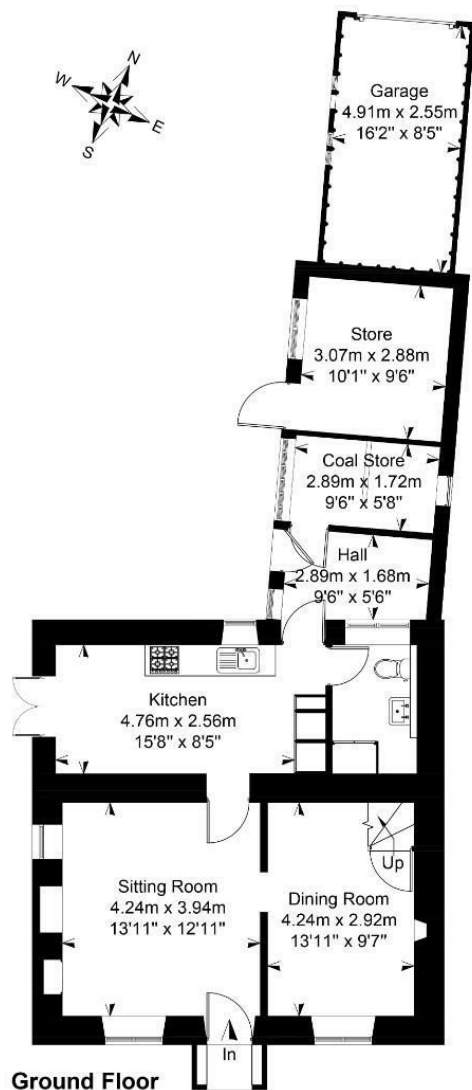
Minchinhampton is home to a highly regarded primary school, while an excellent selection of grammar schools can be found in Stroud, Gloucester and Cheltenham. The private sector is equally impressive, with Beaudesert Park just a short drive away and other renowned schools including Westonbirt, Wycliffe and a number of prestigious Cheltenham schools all conveniently accessible.

Despite its idyllic rural surroundings, Woodview is exceptionally well connected. Stroud railway station offers direct services to London Paddington in approximately 90 minutes, while the M4 and M5 motorways provide excellent access to the wider motorway network.

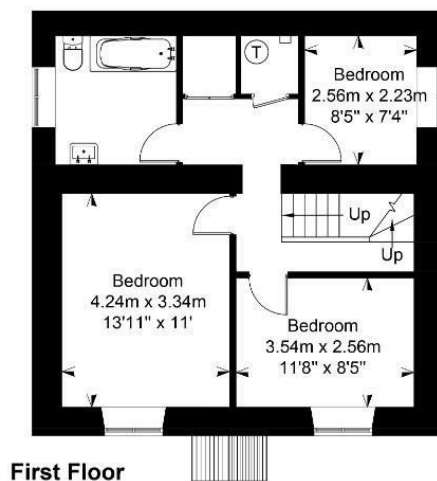




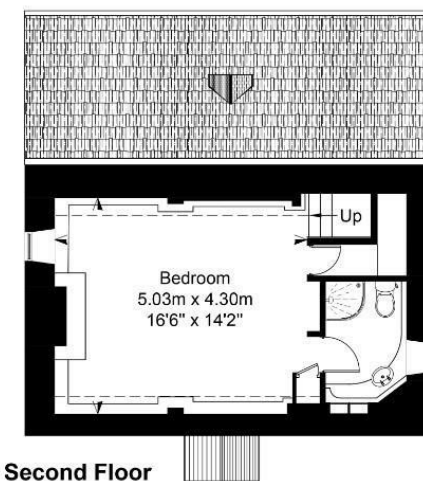
Woodview, Chapel Lane, Minchinhampton, Stroud, Gloucestershire



Ground Floor



First Floor



Second Floor

House	141 sq metres / 1518 sq feet
Store	9 sq metres / 97 sq feet
Coal Store	5 sq metres / 54 sq feet
Garage	12 sq metres / 129 sq feet
Total	167 sq metres / 1798 sq feet
(Includes Limited Use Area)	3 sq metres / 32 sq feet)

Approximate IPMS2 Floor Area

141 sq metres / 1518 sq feet

9 sq metres / 97 sq feet

5 sq metres / 54 sq feet

12 sq metres / 129 sq feet

167 sq metres / 1798 sq feet

3 sq metres / 32 sq feet)

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Job No SP4091

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

[] = Limited Use Area

MURRAYS
SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

01452 814655

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The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

Water and Electricity are connected to the property. Electric Heating. Septic Tank drainage. Stroud District Council Tax Band E, £3,004.75. Ofcom Checker: Broadband, Standard 25 Mbps, Mobile, limited indoor, all likely outdoor.

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