



WEAVERS COTTAGE · 42 WEST END · MINCHINHAMPTON

**MURRAYS**  
SALES & LETTINGS

WEAVERS COTTAGE  
42 WEST END  
MINCHINHAMPTON  
STROUD, GL6 9JA

A quintessential Cotswold cottage with a fabulous south facing courtyard just a short walk from the centre of Minchinhampton.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**OFFERS IN EXCESS OF £400,000**

## FEATURES

- Charming Period Cottage
- Central Village Location
- Close to Amenities
- Well Presented
- Characterful Features
- Pretty South Facing Courtyard
- Walking Distance to Common Land
- Rental Investment
- Easy Access to Stroud, Nailsworth & Tetbury
- No Onward Chain



## DESCRIPTION

Weavers Cottage is your quintessential Cotswold cottage, exuding charm around every turn. As soon as you raise the latch on the aged entrance gate and step inside the south facing courtyard, you know you are in for a treat.

A sheltered walled patio area adorned with espalier and topiary, makes not only for a welcoming entrance but also the perfect spot for alfresco dining.

The cottage opens directly into the sitting room with an instant welcoming vibe - the perfect spot for a cosy up or equally a lovely space for summer days with the door open to the courtyard. A fabulous flagstone floor creates a tremendous sense of history and an inglenook fireplace with woodburning stove provides a focal point. There is a good sized storage cupboard under the stairs. Steps lead up to a charming modern kitchen with room for a table and access to a rear gravel courtyard area - the perfect spot for morning coffee.

There is a good sized double bedroom on the first floor with juliet balcony as well as a front facing bedroom, which would also make a lovely study or home office. There is a further double bedroom on the top floor and a modern shower room.

Weavers Cottage is currently run as a successful holiday let but would equally make a lovely family home.





## DIRECTIONS

From our Minchinhampton office, head along West End in the direction of the Common. Weavers Cottage will be found on the right hand side just as the road narrows, identified by a wooden access gate with round stone finials on either side. [What3words///easels.absent.crest](https://www.what3words.com/easels.absent.crest)

## LOCATION

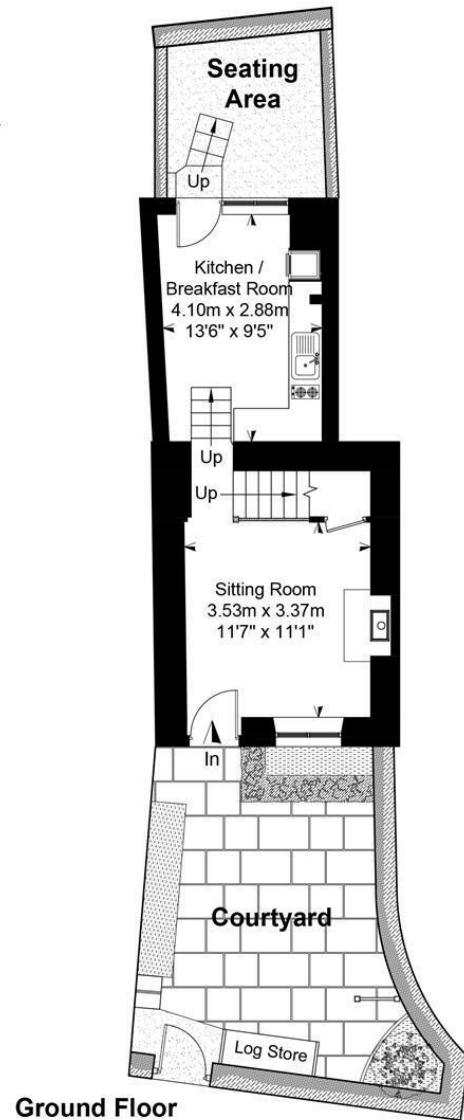
Minchinhampton is one of the Cotswold's best kept secrets. A buzzing market town with a strong sense of community, the town benefits from excellent amenities within walking distance of Weavers Cottage including a post office, several fantastic coffee shops and a popular Gastro pub (The Crown). There is also an excellent selection of retailers including a butcher, chemist, general store, hairdresser and a new purpose built doctors surgery.

42 West End is moments from Minchinhampton Common, offering over 600 acres of National Trust land. There are excellent sporting facilities including 3 golf courses, two championship level, as well as rugby and tennis clubs.

A choice of excellent schools is a key draw to the area, not least Minchinhampton Primary School, located just a short walk way, but also several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of popular secondary schools.

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.

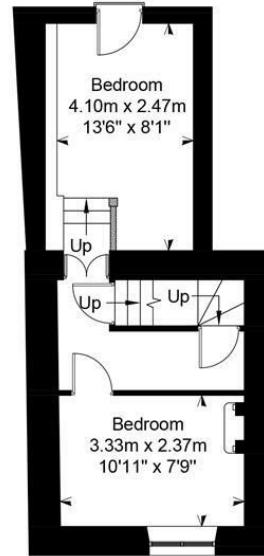




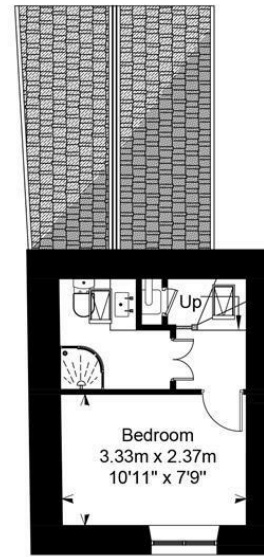
Ground Floor

## Weavers Cottage, West End, Minchinhampton, Gloucestershire

House Approximate IPMS2 Floor Area 70 sq metres / 753 sq feet



First Floor



Second Floor

Simply Plans aLtd © 2024  
07890 327 241  
Job No SP3354

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

# 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 CH. Stroud District Council Tax Band D £2,458.44. Ofcom Checker: Broadband - Standard 11 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor: O2, Vodafone variable, Outdoor: EE, O2, Vodafone

## 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