

THE PRIORY · 20 HIGH STREET
MINCHINHAMPTON · STROUD





THE PRIORY
20 HIGH STREET
MINCHINHAMPTON
STROUD · GL6 9BN

BEDROOMS: 5
BATHROOMS: 4
RECEPTION ROOMS: 4

GUIDE PRICE £1,400,000

- Landmark Town House
- Beautifully curated interiors
- Cinema and Games Room
- High Ceilings
- Local Amenities on the Doorstep
- Extensive Period Features
- Parking for Two Cars
- Pretty Courtyard Garden
- Well-proportioned Rooms
- Grade II Listed

A handsome town house in the heart of Minchinhampton, The Priory showcases an exemplary English interior with a wealth of original features and well-proportioned rooms throughout

Description

Dating back to 1740, The Priory is rich in historic charm. The house has been beautifully designed by the current owner to create a timeless English elegance throughout.

Original boarded and flagstone floors, handsome fireplaces and sash windows, make for a home steeped in character, seamlessly combining period features with stylish homely comfort.

The reception rooms are beautifully proportioned and provide ample living and entertaining spaces. The dual aspect drawing room is filled with natural light with a woodburning stove creating a warming

focal point.

A snug provides a useful second reception adjacent to the kitchen, again with original fireplace and pretty outlook over the garden.

An impressive dining room is located to the front of the house, ideal for entertaining. Tall original sash windows allow for plentiful natural light and original boarded floors add character.

The kitchen is very much the heart of the home. Set to the rear of the house, fitted units provide plentiful discreet storage and there is room for a large table for informal family dining. Glazed doors lead from the kitchen to the rear courtyard garden for ease of alfresco hosting.

The basement is a hidden gem with its own cinema, complete with original vintage theatre seating and rich red velvet curtains creating a wonderfully nostalgic feel.

A spacious laundry and store room are also located in the basement for house duties and hiding away washing.

Access to the first floor is gained via a striking glass atrium, flooding the space with natural light and with room for seating, creating an ideal spot for a morning coffee or evening drink.

Five bedrooms are located across the upper two floors, 3 with spacious en-suites plus a good-sized family bathroom. The bedrooms are generously proportioned with original features including aged beams.

Outside

A pretty courtyard garden is set to the rear of the house, with access to two parking spaces via a rear gate.

There is ample room for an outside dining table and separate seating area along with a host of potted plants and olive trees.

A synthetic lawn creates a useful children's play area.



Location

Located on Minchinhampton High Street, The Priory is a landmark property within the town.

Overlooking the war memorial and neighbouring the market square, The Priory has numerous amenities on its doorstep including a popular pub, two independent coffee shops, local store, a selection of small retailers and a sought-after primary school.

Minchinhampton Common is within easy walking distance and offers over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course.

The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is less than a five minute drive, as well as numerous other schools in the private sector including Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several supermarkets, including Waitrose, as well as an award-winning farmer's market and multiplex cinema.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



Directions

Cross over the road from our Minchinhampton office and continue up the High Street for circa 20 yards where the Priory will be found on the right hand side.





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

N/A Grade II Listed

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F, £3,551.08. Ofcom Checker: Broadband - Standard 5 Mbps, Superfast 80 Mbps. Mobile - Indoor: O2, others limited, Outdoor: all likely.

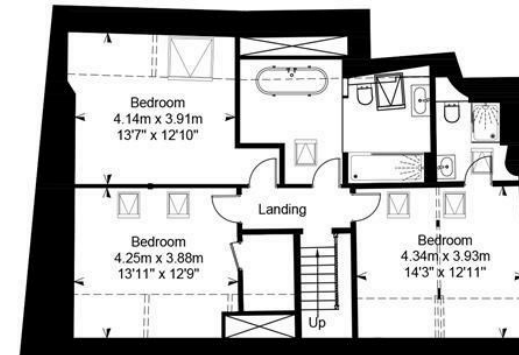
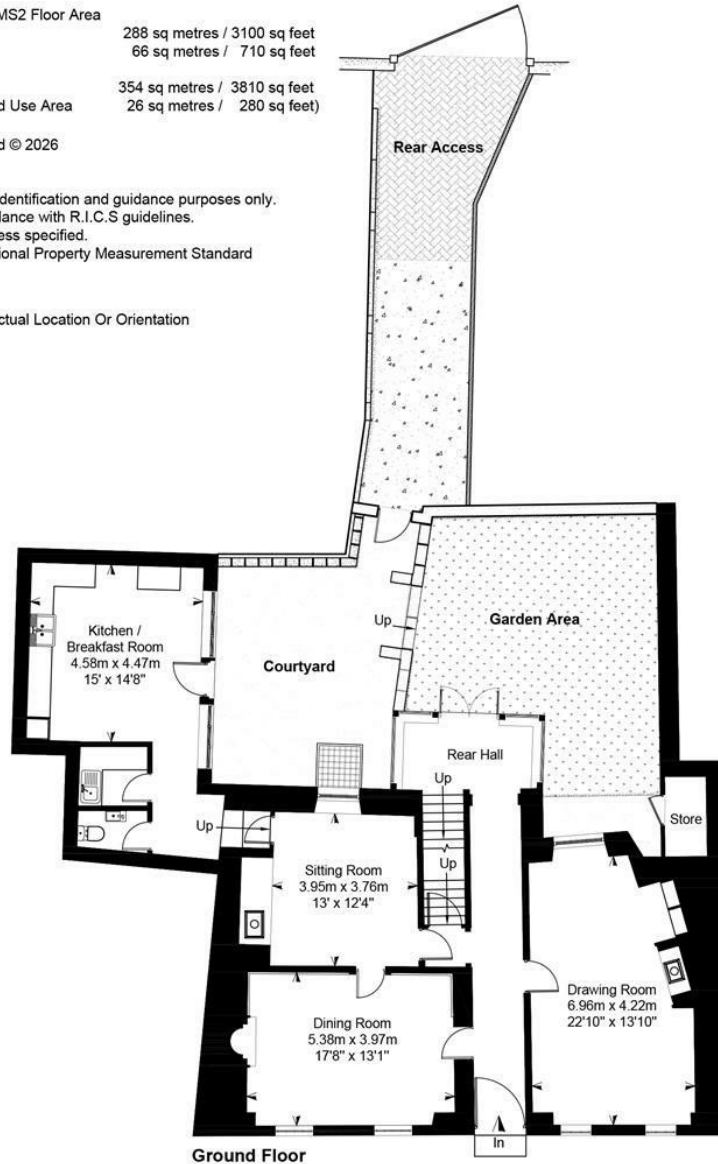
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

The Priory, 20 High Street, Minchinhampton, Stroud, Gloucestershire

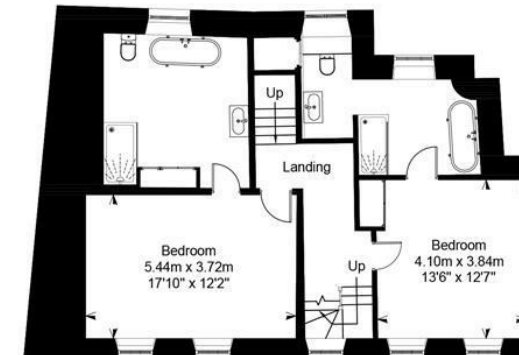
Approximate IPMS2 Floor Area
 House 288 sq metres / 3100 sq feet
 Cellar 66 sq metres / 710 sq feet
 Total 354 sq metres / 3810 sq feet
 (Includes Limited Use Area 26 sq metres / 280 sq feet)

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 07890 327 241
 Job No SP4066
 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

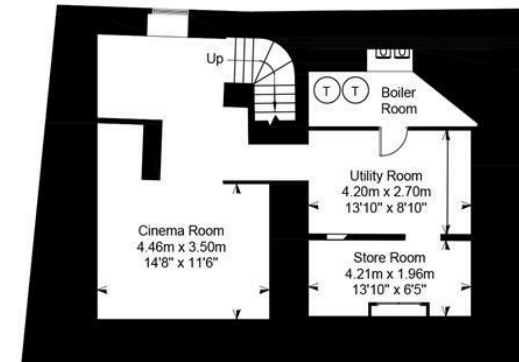
Outbuildings
 Not Shown In Actual Location Or Orientation



□ = Limited Use Area



First Floor



Cellar

SUBJECT TO CONTRACT

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