

13 CAMBRIDGE WAY  
MINCHINHAMPTON



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STROUD  
GL6 9DE

A detached 4 bedroom family home in a sought after and central location in the popular market town of Minchinhampton

**BEDROOMS: 4**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**£650,000**

## FEATURES

- Detached Family Home
- Open Plan Kitchen-Diner
- Private and Enclosed Rear Garden
- Driveway
- Integrated Garage
- Close to Popular Primary School
- Close to Minchinhampton High Street and Local Amenities
- Moments from National Trust Common Land
- Easy Access to Nailsworth, Stroud, Cirencester & Tetbury



## DESCRIPTION

13 Cambridge Way is a detached 4 bedroom house with an integral garage, off street parking and both front and rear gardens.

A popular location with all ages within Minchinhampton given it's close proximity to the High Street, Minchinhampton Primary School, Church and Minchinhampton Common (National Trust). This property is one of the few sought after, detached homes which lend themselves well to both alteration and extension (subject to the relevant planning permissions).

The accommodation comprises a small entrance hall with access to the internal garage on the right hand side and the large extended sitting room with wood burning stove to the left. The open-plan kitchen and dining room, accessed via the sitting room, spans the rear of the property with direct access to the rear garden. Off the kitchen is a separate guest WC and side door.

The first floor landing serves three double bedrooms, a 4th single bedroom and a spacious family bathroom.



The property has a level, well stocked and private rear garden with sliding patio doors to it from the house and separate side access to side. To the other side is a useful covered area, perfect to use as a workshop or log store, leading to a secure store room.

To the front of the property there is a small lawn and driveway offering off-street parking for 2 cars.





## DIRECTIONS

13 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. No.13 can be found after a short distance on your left hand side.

## 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.



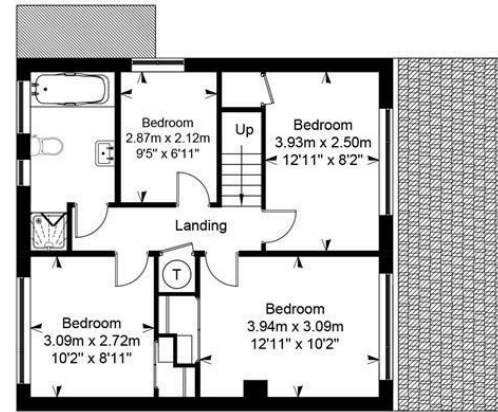
## 13 Cambridge Way, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area	
House	115 sq metres / 1238 sq feet
Garage	14 sq metres / 150 sq feet
Store	4 sq metres / 43 sq feet
<b>Total</b>	<b>133 sq metres / 1431 sq feet</b>

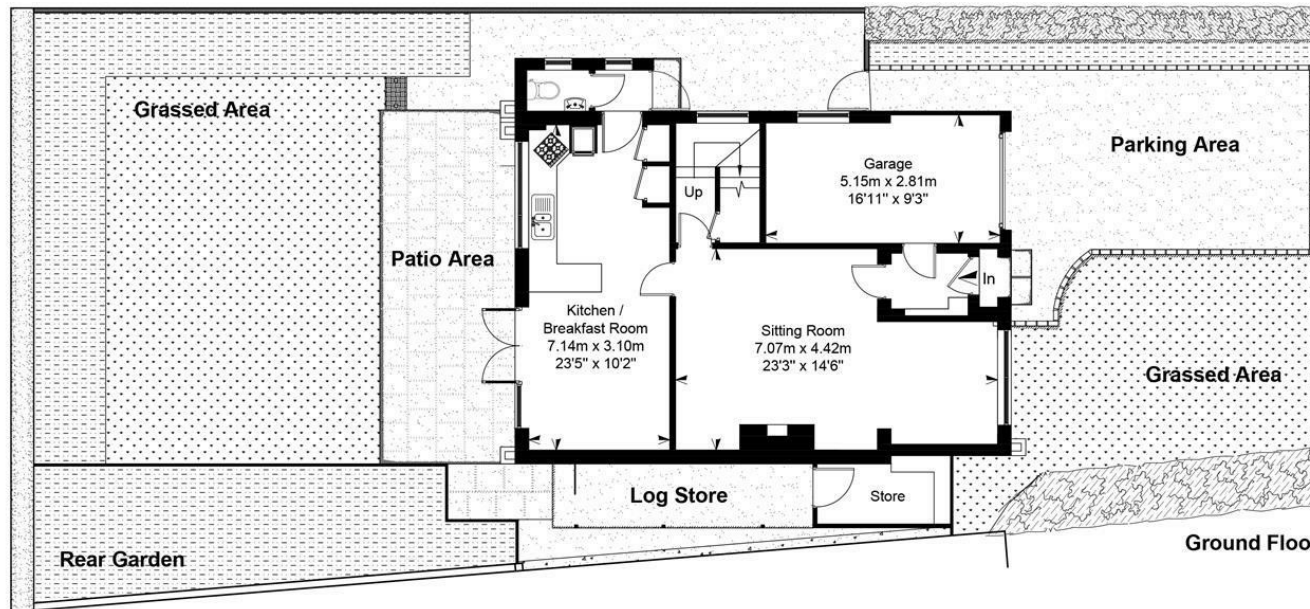
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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation



First Floor



Ground 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

D

### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band E - £2,715.20. Ofcom Checker: Broadband - standard 8 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone, Three

## 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