
Church View · Bell Lane
MINCHINHAMPTON
MURRAYS
SALES & LETTINGS



Church View · Bell Lane
Minchinhampton
Stroud · GL6 9BP

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

- Stylish Contemporary Home
- Superb Views
- Light-filled and Spacious Accommodation
- A short Walk from Minchinhampton Town Centre
- Private, Enclosed Garden
- Gated Driveway Parking
- Exceptional Location Bordering Minchinhampton Common

GUIDE PRICE £1,100,000

Occupying a prime position on the edge of Minchinhampton Common, this light and spacious contemporary home enjoys magnificent views over open commonland and is just a two-minute walk from the town centre.

Description

Bordering Minchinhampton Common, Church View occupies a superb position at the end of a sweeping private drive.

Built by a local architect in 2011 to a contemporary design, the house has been carefully positioned to make the most of its exceptional setting and far-reaching views.

The light-filled reception hall provides an impressive introduction, with staircases leading to both the upper and lower levels.

Upstairs, a superb open-plan kitchen, dining and living space forms the heart of the home. Floor-to-ceiling glazing to the rear frames views towards Minchinhampton Church, while a series of horizontal windows to the front capture wonderful views across the Common. Together, they create a particularly striking space, equally suited to everyday family life and entertaining.

The kitchen is fitted with sleek contemporary units providing ample discreet storage and a clean, streamlined finish. There is plenty of room for a good-sized dining table.

At entrance level there is a well-appointed utility room and a separate cloakroom, together with direct access to a covered porch leading to a spacious storeroom/workshop.

A short flight of steps leads down from the entrance hall to a further reception room which opens directly onto a patio and the enclosed garden.

Also at this level are three bedrooms, two of which benefit from en-suite facilities, together with a family shower room. A further room, currently used as a home office, could equally serve as a fourth bedroom.

The Outside Space

The enclosed garden is positioned to the rear of the house, providing a private and well-screened outdoor space. Landscaped with well-stocked borders, it offers plenty of room for outdoor dining and entertaining, as well as a safe area for children to play. A patio provides an ideal spot to relax, with glimpses of Minchinhampton Church spire beyond.

To the front, a sweeping gravel driveway provides ample parking, with an entrance gate incorporating a cattle grid to prevent livestock roaming on the Common from entering the grounds. There is also a covered hardstanding area, linking the utility room with a good-sized store room/workshop.









Location

Church View enjoys a wonderful tucked away location bordering Minchinhampton Common with a spectacular outlook.

The property enjoys wonderful views across the common and also towards the handsome church spire.

Within a couple of minutes walk from the town centre and the thriving village school, the property benefits from a wide range of easily accessible amenities including a local store, several independent coffee shops, post office, chemist and popular pub.

Minchinhampton 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 a five minute walk across the common and Minchinhampton Primary School neighbours Church View. There are many 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

Follow the High Street from our Minchinhampton Office towards the Market Square, turning left in front of the Church into Bell Lane. Follow the lane round to the right where you will find the gated driveway entrance to Church View on the left hand-side, just before the common.













MURRAYS
SALES & LETTINGS

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TENURE
Freehold

EPC
C

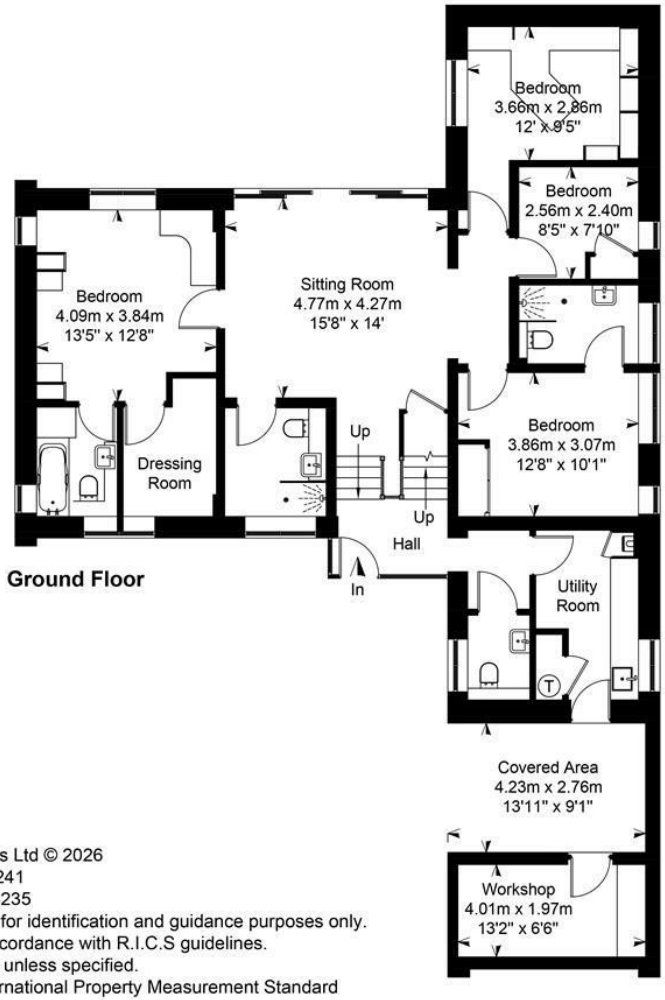
SERVICES
All mains services are connected to the property. Gas central heating. Solar water heating. Stroud District Council, tax band G £4,097.40. OFCOM Checker, Broadband Standard 6 Mbps and Superfast 66 Mbps. Mobile - all good outdoor.

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

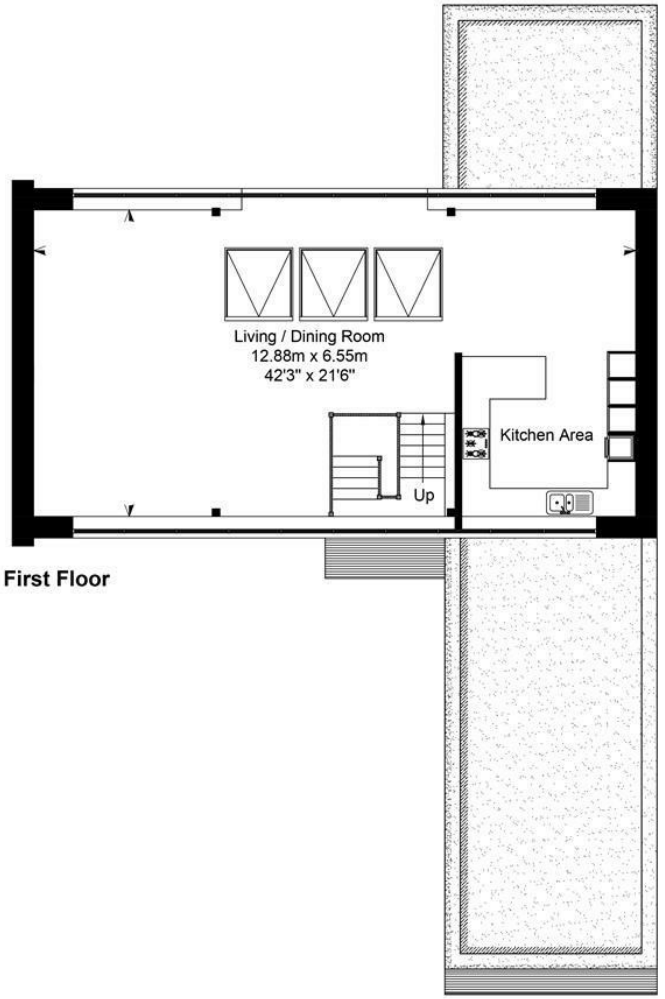
Church View, Bell Lane, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	204 sq metres / 2196 sq feet
Workshop	8 sq metres / 86 sq feet
Total	212 sq metres / 2282 sq feet



Ground Floor



First Floor

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07890 327 241
Job No SP4235
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

SUBJECT TO CONTRACT

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