



7 VOSPER CROFT · MINCHINHAMPTON

7 VOSPER CROFT
MINCHINHAMPTON
STROUD
GL6 9EU

Immaculately presented, this desirable home is situated on a small development close to the centre of Minchinhampton and the glorious common.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £385,000

FEATURES

- Modern & Beautifully Presented
- Semi-Detached
- East-West Aspect
- Close to The Common
- Quiet Cul-de-Sac
- Glass Garden Room
- Enclosed Low Maintenance Garden
- Private Off-Street Parking for 2 Cars
- Close to Sought After Primary School
- Easy Access to Nailsworth, Tetbury, Cirencester and Stroud



DESCRIPTION

7 Vosper Croft forms part of an thoughtfully designed small development of attractive modern Cotswold style homes, built 10 years ago. The property combines traditional character with contemporary living, creating a comfortable and appealing home that is ready to move into.

The front door opens into a welcoming entrance hall, with the staircase rising to the first floor. To the left is a convenient guest cloakroom, while to the right is well-appointed kitchen, thoughtfully designed to make excellent use of the available space. Beyond the hall are two reception rooms: a comfortable sitting room and a superb bespoke garden room, added by the current vendors. With its powder-coated aluminium frame and Italian tiled floor, this is a particularly lovely, light-filled space, ideal for relaxed dining, entertaining or simply enjoying views of the garden throughout the seasons.

Upstairs, there are two well-proportioned bedrooms, both offering good levels of natural light, together with a smart family bathroom.

Outside and to the front of the property is private parking for two cars with an easily accessed EV charger fitted to the external wall, while the paved rear garden provides an attractive and low-maintenance outdoor space. Raised shrub borders add colour and interest, with a useful garden shed tucked into one corner.





DIRECTIONS

From our Minchinhampton Office, proceed up the High Street leading into Butt Street until the junction with the Common. Turn right towards Cirencester and after a short distance take the first left into Vosper Croft following the road round to the right and No 7 will be seen on the left.

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, often 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, three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.



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

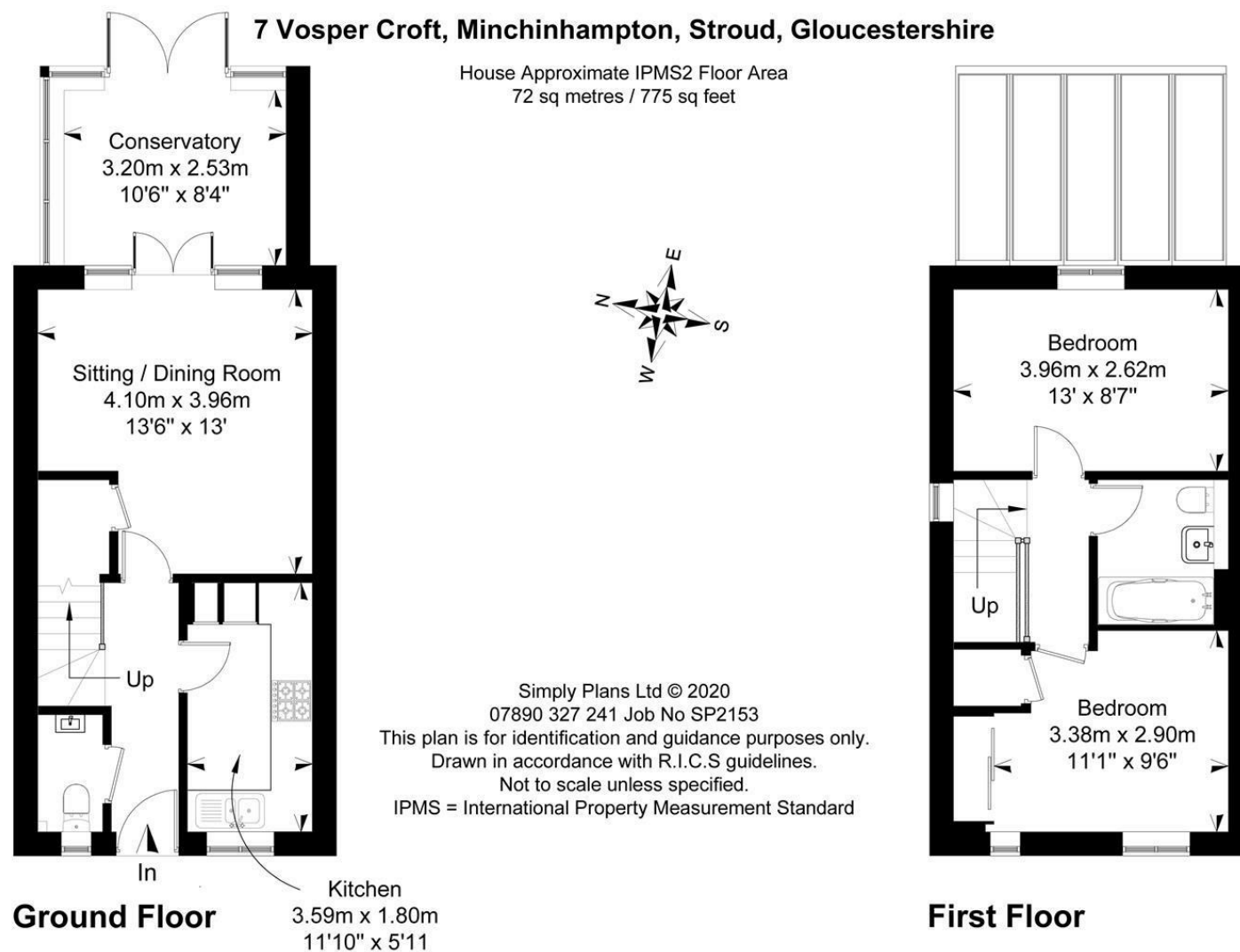
EPC

C

SERVICES

All mains services are connected to the property. Gas CH. Stroud District Council Tax Band C £2,185.25. Ofcom Checker: Broadband - Standard 6 Mbps, Ultrafast 1600 Mbps. Mobile - Indoor: O2, Three likely, others limited, Outdoor: all.

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



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