Ben Bishops Cottage

Minchinhampton



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Ben Bishops Cottage
Tetbury Street
Minchinhampton
GL6 9JG

A delightful and centrally located 2 double bedroom Cotswold Stone cottage with well proportioned rooms with an integral garage.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

OFFERS IN EXCESS OF £310,000

FEATURES

- Cotswold Stone Cottage
- 2 Bedrooms
- Large Dual-Aspect Sitting Room
- Kitchen/Breakfast Room
- Central Town Location
- Close to Amenities
- Characterful Exposed Beams
- Garage
- Freehold
- Offered Chain Free



DESCRIPTION

Ben Bishops Cottage is a characterful and well proportioned two bedroom cottage located in the centre of Minchinhampton. Tucked away off Tetbury Street in the heart of a thriving local community, with shops, pub, restaurants and a host of additional amenities in addition to a well regarded school and hundreds of acres of National Trust land found just up the road at Minchinhampton Common.

A pretty stable door leads into the central hall off which are a guest WC, the dual aspect 19ft Sitting Room and a spacious Kitchen/Breakfast Room. The integral garage, with an inspection pit, is a rare find with a property of this size and has internal access from the kitchen. This offers great storage or further potential for living accommodation (subject to the necessary planning permissions).

On the first floor are two good sized double bedrooms and a central family bathroom.

With exposed beams, stone walls and wooden latched doors throughout, the property is cosy and charming and would lend itself well as a main residence, 2nd home or rental investment property.









DIRECTIONS

From our Minchinhampton Office turn into Tetbury Street and take the first turning on the left (after approximately 20 meters) and Ben Bishops Cottage will be found on your left hand side.

LOCATION

Ben Bishops Cottage is located in the centre of Minchinhampton. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub (The Crown), several thriving cafes, village shops and a sought after primary school. Minchinhampton Common is within easy walking distance, giving access to 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 within walking distance; other nearby schools in the private sector include Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

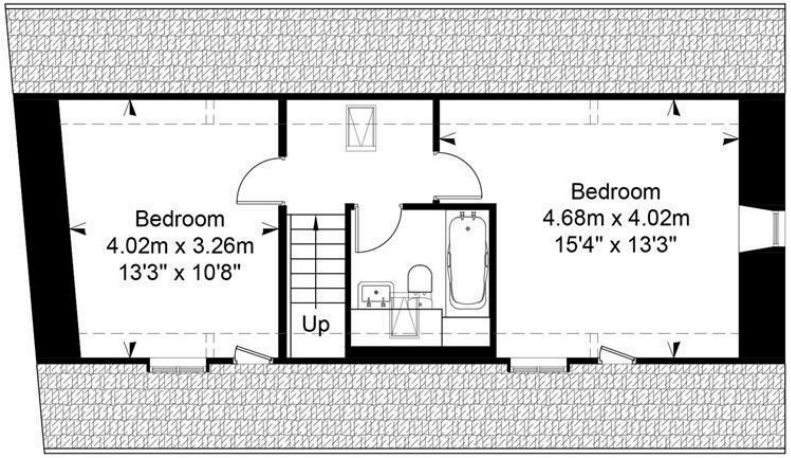
Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



Ben Bishops Cottage, Tetbury Street, Minchinhampton, Gloucestershire

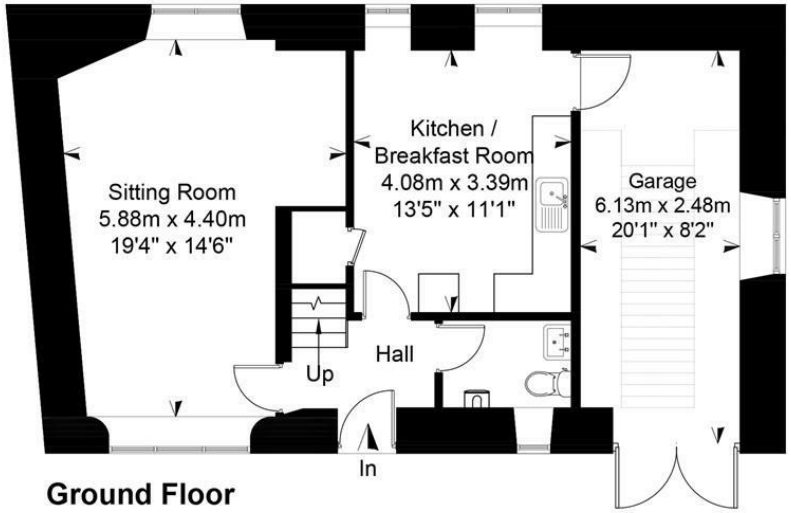
Approximate IPMS2 Floor Area		
House	87 sq metres /	936 sq feet
Garage	15 sq metres /	161 sq feet
Total	102 sq metres /	1097 sq feet
(Includes Limited Use Area	8 sq metres /	86 sq feet)





= Limited Use Area

First Floor



Ground Floor

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07890 327 241
Job No SP3757
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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0870 112 7099
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41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
E

SERVICES
All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band C, £2085.15. Ofcom Checker: Broadband - Standard 7 Mbps, Superfast 62 Mbps. Mobile - all likely.

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