5 POLICE HOUSE











WHITAKER SEAGER







5 POLICE HOUSE, BUTT STREET, MINCHINHAMPTON, GL6 9JR

BUILT IN 2011, THIS DETACHED TWO-BEDROOM BUNGALOW ENJOYS A HIGHLY CONVENIENT POSITION JUST A SHORT STROLL FROM THE HISTORIC MARKET PLACE.

the property

With views towards the church spire and tucked away along a private no-through drive, this detached bungalow is perfect for those seeking a peaceful setting within easy walking distance of the historic Market Place.

Built in 2011, the property has undergone a number of alterations, including the conversion of the garage into a bright sitting/dining room with French doors opening onto the rear patio. Planning permission has also been granted for the addition of a conservatory overlooking the garden, reference S.25/1496/HHOLD.

A gently sloping ramp from the parking space provides easy access to the front door and entrance hall. There are two double bedrooms, both with fitted wardrobes, while one also benefits from French doors opening onto the patio. The fitted kitchen enjoys a front aspect and is conveniently positioned next to the sitting/dining room. The original third bedroom has been converted into a practical home office and laundry room with plumbing for a washing machine. The bathroom has been adapted into an accessible shower room.

Offered to the market with no onward chain, the property would benefit from some cosmetic updating, presenting an excellent opportunity for buyers to personalise it to their own taste.

Property Information

There are restrictive covenants and easements affecting the property. For further information, please request copies of the TP1 Transfer and Land Registry documents. The covenants permit domestic pets only and prohibit caravans, trailers, boats and commercial vehicles. All owners within the development contribute towards the maintenance of the shared driveways.
Services: Mains gas, electricity, water and drainage. Gas-fired central heating.
Broadband: Superfast broadband is available (Ofcom).
Mobile Coverage: According to Ofcom, outdoor coverage is generally good, while indoor coverage varies depending on the network.







Offers in excess of

£400,000

- *Two Bedrooms*
- *Sitting/Dining Room*
- *Kitchen*
- *Home Office/Laundry Room*
- *Shower Room*
- *Planning Permission for a Conservatory*
- *Rear Garden*
- *Parking*
- *No Onward Chain*

WITHIN EASY REACH...

Market Place approx. 320 metres
Cirencester 10.4 miles
Stroud Train Station 4.4 miles
Tetbury 6.5 miles
Nailsworth 2.2 miles

Outside

The property is approached via two shared entrances from Butt Street, providing both vehicular and pedestrian access. Tucked away down a shared driveway behind the front row of houses, the bungalow enjoys a peaceful setting. To the front is a generous planted bed with a variety of flowers and mature shrubs, alongside a private parking space. A pedestrian gate leads to the enclosed rear garden, where a full-width patio framed by contemporary black metal railings provides an ideal space for outdoor dining, with steps leading to the lawn beyond. Well-stocked flower beds are dotted throughout the garden, adding colour and interest, while a timber shed provides useful storage. A magnificent walnut tree, protected by a Tree Preservation Order, creates a striking focal point and enhances the garden's charm.

Situation

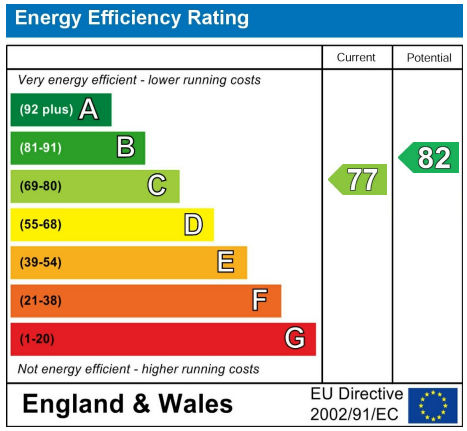
Within easy walking distance of the centre of Minchinhampton, one of the Cotswolds' most sought-after market towns, perched above the picturesque valleys of Stroud and Nailsworth. The town offers an excellent range of everyday amenities including a butcher, chemist, Post Office, doctor's surgery and dental practice, together with popular establishments such as The Crown Inn, Henry's Bakehouse and Cucina di Amalfi, creating a strong sense of community and making daily life easy without relying on a car.
Minchinhampton and neighbouring Rodborough are renowned for their extensive National Trust common land, extending to around 600 acres and providing superb walking opportunities. Golf enthusiasts are equally well catered for, with Minchinhampton Golf Club's celebrated Old Course on the common and the club's Avening and Cherington courses nearby.
Stroud and Kemble offer direct rail services to London Paddington, along with a wider range of shopping and leisure facilities, including Waitrose and the award-winning Stroud Farmers' Market. The attractive town of Nailsworth, known for its independent boutiques, cafés and restaurants, is also within easy reach.



Approximate Gross Internal Area = 65.5 sq m / 705 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325819)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 9JR **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.