Chapel Lane Cottage

Minchinhampton

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Chapel Lane Cottage
Chapel Lane
Minchinhampton
GL6 9DL

A substantial Cotswold Stone Cottage located on one of the most sought after roads in the centre of Minchinhampton, with courtyard garden, roof terrace and off-street parking for 2 cars.

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £700,000

FEATURES

- Central Town Location
- Cotswold Stone Cottage
- Interconnecting Reception Rooms
- Conservatory/Breakfast Room
- Character Features
- Roof Terrace
- Two Off-Street Parking Spaces
- Courtyard Garden
- Short Walking Distance to Minchinhampton High Street
- East Access to Cirencester, Tetbury, Stroud & Nailsworth

DESCRIPTION

Occupying a highly sought-after position on one of Minchinhampton's most desirable roads, this impressive detached period property is situated just moments from the High Street. Offering over 2,250 sq ft of accommodation, the property combines generous proportions with the character and appeal of a period home.

A particularly rare and valuable feature is the inclusion of two private, off-street parking spaces — an exceptional benefit for a property so conveniently located in the heart of Minchinhampton.

The front door is to the side of the property and leads into the hallway off which there is access to a downstairs cloakroom and the staircase. To the front of the property are two reception rooms currently set up as the sitting and dining rooms. Dual aspect windows fill these rooms with natural light but they still retain a cosy feel thanks to exposed beams, feature fireplaces and a central open woodburning stove serving both rooms.

To the rear, the fitted kitchen opens through to a conservatory with a large window between the two creating a real sense of space. The conservatory could be used as a breakfast/dining room with double doors leading out to the rear courtyard, perfect for alfresco dining. There is a useful adjacent utility room.

On the first floor the dual aspect principal bedroom is located to the front of the property and benefits from a large en-suite shower room. A second double bedroom, shower room and seperate WC are located to the other side. There is also a practical walk-in storage cupboard currently used as a laundry.

On the second floor are two additional attic bedrooms, both enjoy elevated views across the surrounding Cotswold stone rooftops. The largest of these bedrooms has steps up leading to a large roof terrace, another rarity for a property so central in the town.

DIRECTIONS

From our Minchinhampton office head along Tetbury Street where Chapel Lane will be found shortly on the right hand side. Chapel Lane Cottage is the first house on the left hand side.

LOCATION

Minchinhampton is renowned for its character, community spirit and outstanding amenities. The town offers an excellent selection of independent cafés, a popular gastro pub, village shop, post office, chemist and acclaimed butcher, all contributing to its vibrant charm. At its centre lies the magnificent Minchinhampton Common, an expanse of National Trust-protected land extending across hundreds of acres. There is also a busy community life, with a diverse programme of concerts, theatrical performances and local events throughout the year.

The surrounding Cotswold market towns of Stroud, Cirencester and Tetbury are all within easy reach, each offering an appealing blend of independent boutiques, restaurants and cultural attractions. Stroud, in particular, is celebrated for its award-winning Saturday Farmers' Market and comprehensive range of amenities, including a Waitrose and several major supermarkets.

Minchinhampton is home to a highly regarded primary school, while an excellent selection of grammar schools can be found in Stroud, Gloucester and Cheltenham. The private sector is equally impressive, with Beaudesert Park just a short drive away and other renowned schools including Westonbirt, Wycliffe and a number of prestigious Cheltenham schools all conveniently accessible.

Stroud railway station offers direct services to London Paddington in approximately 90 minutes, while the M4 and M5 motorways provide excellent access to the wider motorway network.

Chapel Lane Cottage, Chapel Lane, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
House 210 sq metres / 2260 sq feet

(Includes Limited Use Area 6 sq metres / 64 sq feet)

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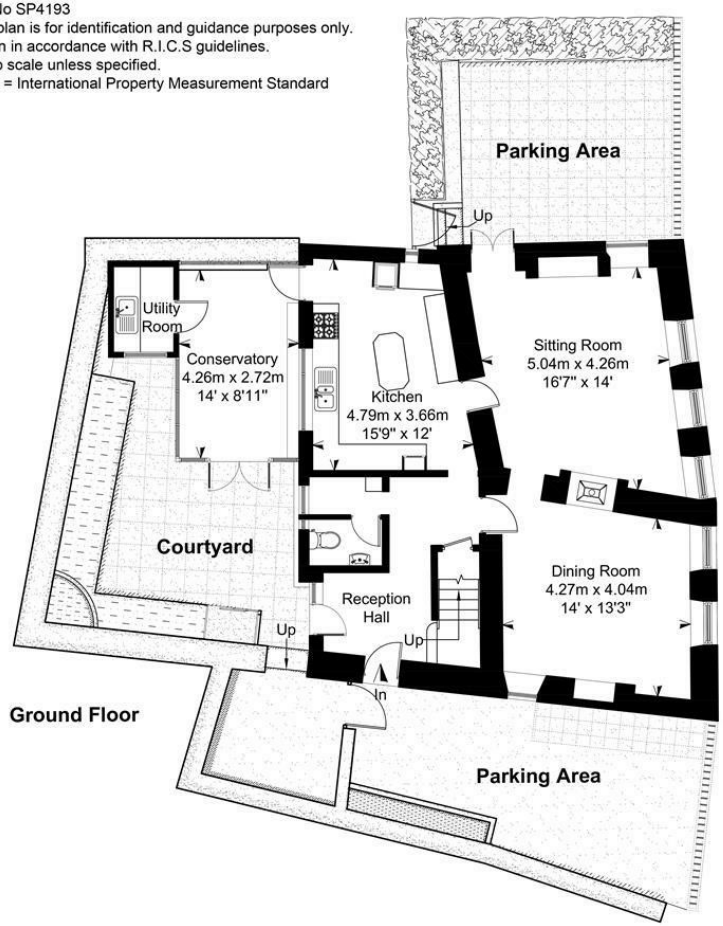
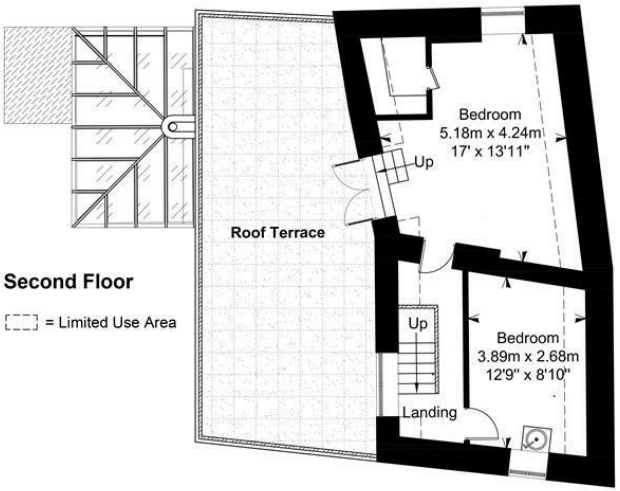
07890 327 241
Job No SP4193
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

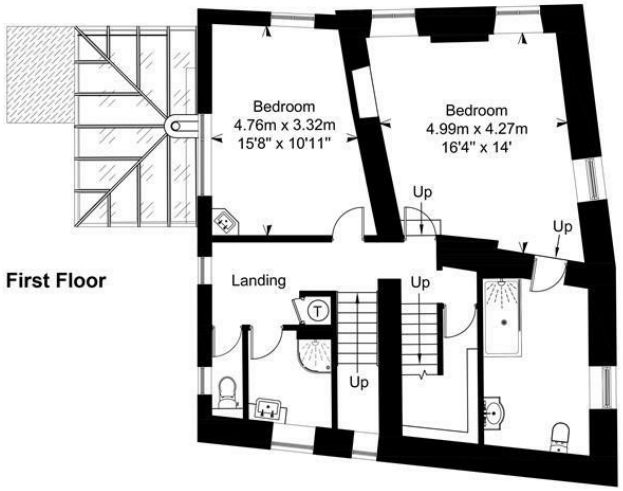


Ground Floor



Second Floor

= Limited Use Area



First Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band F- £3,551.08. . Ofcom Checker: Broadband - standard 8 Mbps ultrafast 1000 Mbps, Mobile Networks - O2 indoor, all likely outdoor

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