

11A BUTT STREET  
MINCHINHAMPTON



WHITAKER  
SEAGER



## 11A BUTT STREET, MINCHINHAMPTON, GL6 9JS

AN INDIVIDUAL DETACHED 3 BEDROOM  
BUNGALOW, WITH A LARGE SINGLE GARAGE,  
PARKING AND GARDEN. LOCATED VERY CLOSE  
TO THE CENTRE OF MINCHINHAMPTON.

### *The property*

Enjoying a desirable and convenient position tucked away just off Butt Street and within easy walking distance of the centre of Minchinhampton, this well presented bungalow offers comfortable single-storey living close to the town's excellent amenities and neighbouring common. The accommodation is arranged entirely on one level, making it particularly well suited to those seeking ease of access. The main entrance sits to the front of the bungalow, opening into a useful porch which in turn leads into a wide inner hallway, from where doors radiate to the bedrooms and living accommodation. The kitchen/dining room forms the heart of the home, offering ample space for a dining table and benefiting from French doors opening onto the rear garden. It is fitted with a range of wall and base units, integrated appliances including a dishwasher, hob, double oven, fridge, freezer and tiled flooring. A door from the kitchen opens into a side hallway providing an internal connection to the

garage and laundry room. The bright and well-proportioned sitting room enjoys a pleasant outlook over the front garden and features patio doors together with an attractive feature fireplace with decorative surround. Bedroom three is currently arranged as a study and overlooks the front garden, while two further double bedrooms are positioned to the rear and front respectively, both benefiting from extensive built-in storage. The bedrooms are well served by a bathroom as well as a separate shower room. Set back from Butt Street and approached by a shared driveway, a private gated gravel driveway provides ample parking and leads to the attached double garage with electric door. To the front, a well-kept lawned garden and established rose beds enhance the property's appeal, while to the rear a low-maintenance paved garden provides an attractive seating area complete with a summer house. The rear garden is gated and secure.





## Guide price £650,000

- Garage with electric door and gate gravel driveway
- 3 bedrooms and 2 bath/shower rooms
- Kitchen/dining room with French doors to rear garden
- Sitting room with feature fireplace
- Main entrance leading onto inner hall with great storage
- Side hallway opening to laundry room and garage
- Lawned front garden, paved rear garden with summer house
- Excellent central location for access to amenities
- Gas central heating, mains drainage, double glazed throughout
- Ofcom: Ultrafast broadband available. Good outside mobile coverage

## WITHIN EASY REACH...

Nailsworth - 2.8 miles  
 Stroud - 4 miles  
 Tetbury - 5.9 miles  
 Kemble railway station - 10 miles  
 Cirencester - 12 miles  
 Cheltenham - 18 miles  
 Bath - 29 miles  
 Bristol - 31 miles

## Outside

The property is set back from Butt Street and first approached by a shared driveway, over which it enjoys access. Double gates open to private gravelled driveway and attached garage, which benefits from an electric door. The landscaped front garden comprises an attractive patio with steps leading to a level lawn, both the garden and the driveway are flanked by a vibrant selection of roses. The securely gated rear garden has been paved for ease of maintenance and is home to a detached summer house. The area enjoys great privacy and offers the perfect spot for outside dining with French doors leading to the patio from the kitchen. 11a Butt street is required pay a due proportion of the cost of maintenance and upkeep of the initial shared driveway. The property is subject to covenants - details available.

## Situation

11a Butt Street enjoys a highly convenient position 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 = 112.1 sq m / 1207 sq ft  
 Garage = 25.4 sq m / 273 sq ft  
 Total = 137.5 sq m / 1480 sq ft

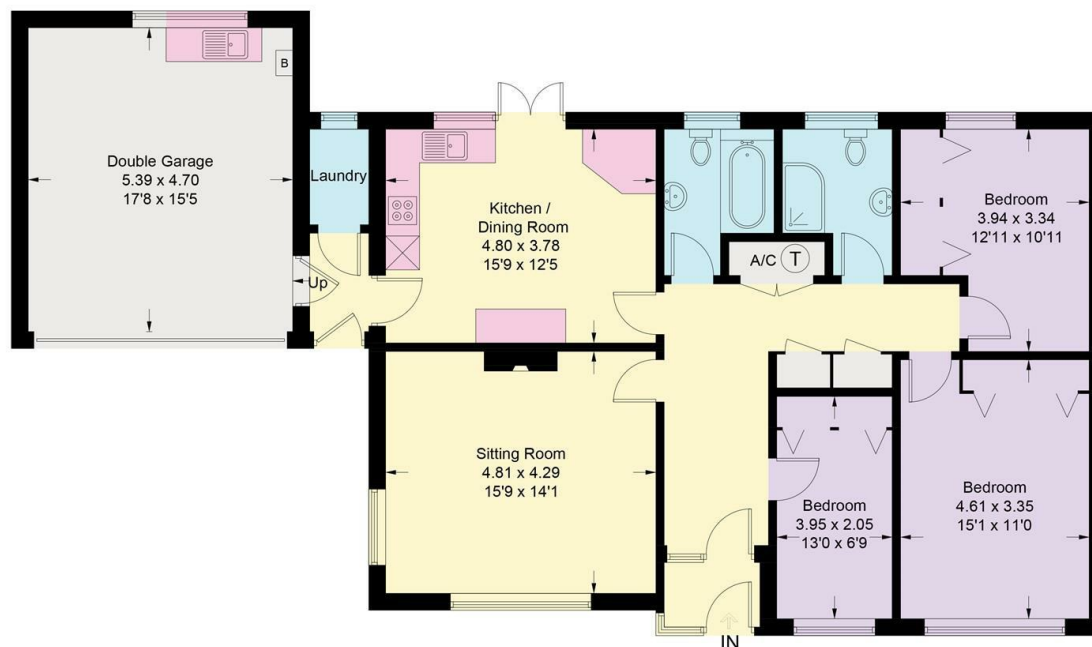


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311983)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 76                      |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 9JS

**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. Council Tax Band E and EPC rating D

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.

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