

hunter
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12 Hampton Fields, Minchinhampton, Stroud, GL6 9AX

Offered to the market with no onward chain, this quintessential Cotswold stone cottage, believed to date from the early 18th Century, enjoys a wonderful rural outlook, and abundance of period characters and a peaceful setting within the hamlet of Hampton Fields.

Situated close to the historic market town of Minchinhampton, the property benefits from easy access to the town's shops, amenities, beautiful common and well-regarded primary school. The current owner has enjoyed the property for approximately 40 years, originally restoring it to retain its charm and carefully maintaining its Cotswold character and period features.

The cottage is approached via a quiet lane, with useful off-street parking and an attractive iron gate enclosing the property, softened by established foliage. The Cotswold stone elevations and traditional stone-tiled roof create considerable kerb appeal, while the surrounding countryside provides a lovely outlook.

Throughout the cottage, a wealth of original features include deep-set windows, traditional monkey-tail latch fittings, exposed wooden beams and original wooden flooring.

The front door opens directly into the welcoming sitting room, which has original wooden flooring and an impressive stone fireplace housing an open fire. At the rear of the sitting room, stairs rise to the first floor and one of the bedrooms, while a stable door leads through to the smaller of the two bedrooms. This has space for a double bed and freestanding furniture, together with a pitched roof, exposed original beams and useful storage above the stairs. A further door leads through to the principal bedroom and incorporates clothes hanging rail, offering the potential to create a useful separate wardrobe area. A notable feature of both bedrooms are the polished original wide Elm floorboards.

Continuing downstairs, the sitting room leads through into the dining room, which provides a lovely space for entertaining and everyday dining. A beautiful brass open fireplace creates an attractive focal point, with quarry tiles beneath. The kitchen is positioned beyond the dining room and is fitted with shaker-style cabinetry and wooden worktops. There is a stainless steel sink, four-ring gas hob and electric oven, together with space for a fridge freezer, dishwasher and washing machine.

Also leading from the dining room is a small hallway, laid with attractive quarry tiles, which provides access to the bathroom. The bathroom is fitted with a bath and wash basin, complemented by cream tiling, a traditional column radiator and a particularly attractive stained-glass window.



A further staircase rises to the large principal double bedroom on the first floor, which benefits from double-aspect windows and lovely expansive views across the surrounding open fields and over Minchinhampton Golf Course. The room has ample space for a king-size bed and freestanding furniture.

Outside, the property is surrounded by a low-maintenance wraparound gravelled area, with space for outdoor seating and a useful log store providing additional storage.

The property is connected to mains gas, electricity and water, with drainage via a shared septic tank. Freehold. Council Tax Band D (Cotswold District Council). EPC Rating: E (52)

Situation

Hampton Fields sits on the outskirts of Minchinhampton, offering a quieter rural setting while remaining close to the amenities of the town. Minchinhampton has a good community feel and provides the essentials for day-to-day life, including a well-regarded primary school, pub, post office, butchers, grocers, corner shop, doctors’ surgery, chemist and a selection of cafés.

For a wider choice of shopping, dining and leisure, both Nailsworth and Stroud are approximately four miles away. Nailsworth is particularly well known for its independent shops, cafés and restaurants, as well as Williams Food Hall and Hobbs House Bakery, while Stroud offers a broader range of shops and services, together with its popular weekly farmers’ market, thriving café scene and regular arts and cultural festivals.

Stroud railway station offers regular services to London Paddington, with the M4 and M5 motorway networks also within easy reach.

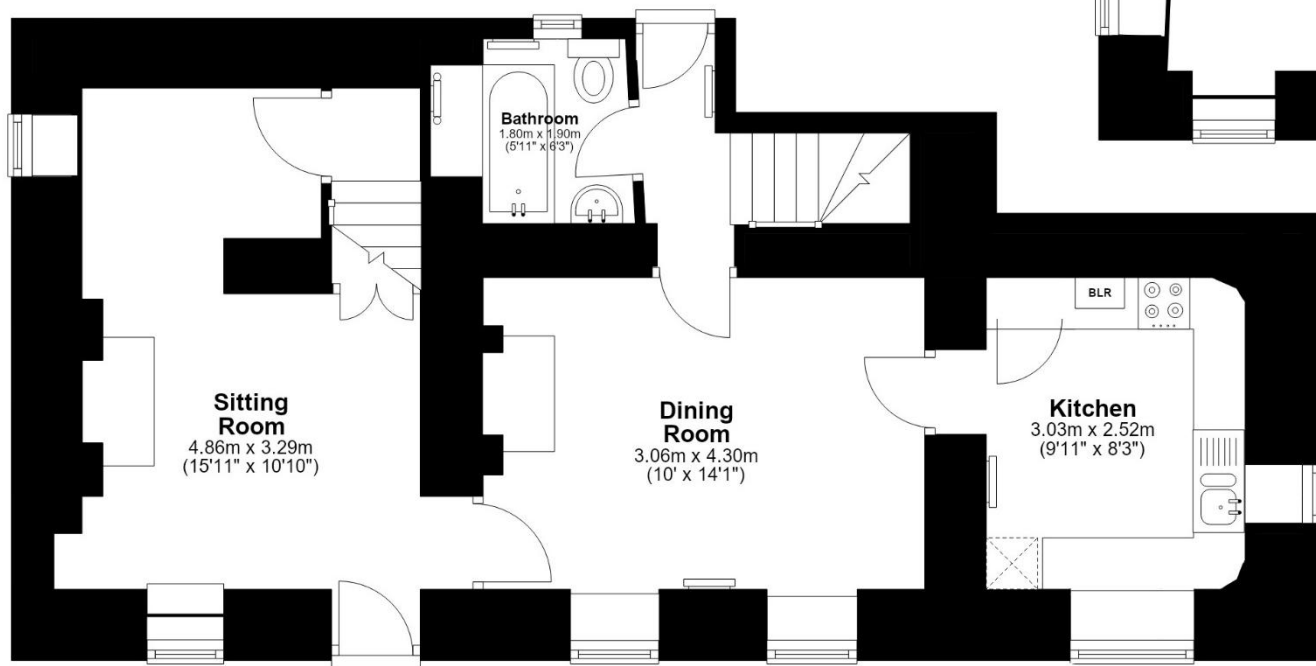
Guide Price £500,000





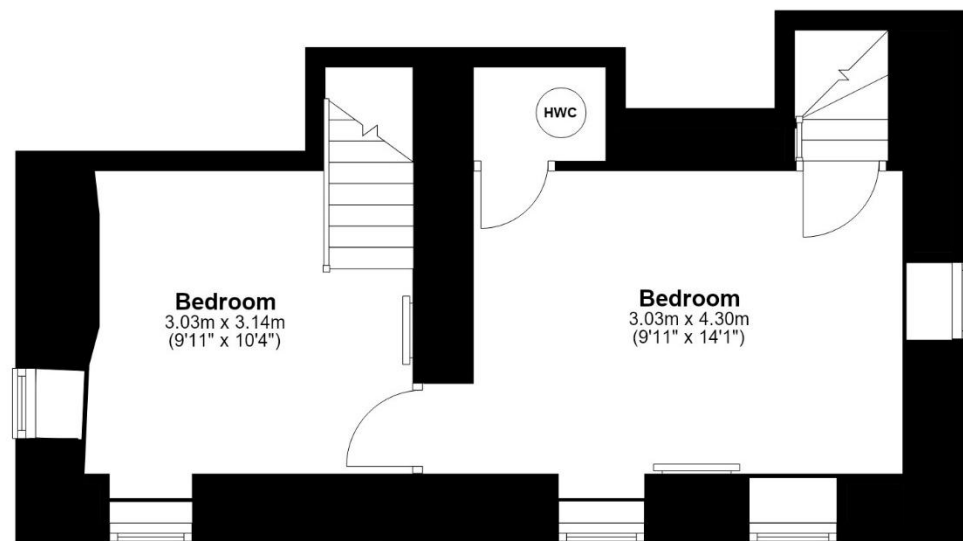
Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 80.7 sq. metres (869.2 sq. feet)