31 Tetbury Street
Minchinhampton

MURRAYS
SALES & LETTINGS

31 Tetbury Street
Minchinhampton
Stroud, GL6 9JH

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

- Town Centre Location
- Immaculately Presented
- Period Features
- Pretty Rear Garden with Patio Area
- Close to Amenities
- Pretty Cotswold Stone Cottage
- Flexible Entertaining Spaces
- Light and Bright Rooms
- Overlooking The Lemon Field
- Easy access to National Trust Common

OFFERS IN EXCESS OF £490,000

An immaculately presented Cotswold Stone cottage with period features and a wonderful rear garden overlooking The Lemon Field in the centre of Minchinhampton

DESCRIPTION

31 Tetbury Street is a much loved family home which has been meticulously maintained by the current owners and offers deceptively spacious accommodation arranged over two floors.

Located moments from the popular High Street and all the local amenities the property offers the convenience of town living whilst still maintaining period country charm.

On the ground floor to the left of the property, spanning the length of the house is the cosy dual-aspect sitting room with exposed stone fireplace and wood-burning stove.

On the other side is a bright and spacious open-plan kitchen/dining room. The dining room, with further period features, leads through to the modern kitchen incorporating fitted appliances and a breakfast bar, with direct access via a stable door to the garden beyond.

A central staircase leads up to the first floor, with two double bedrooms, a third bedroom (currently used as a home office), and the family bathroom all leading off a bright central landing with plenty of additional storage.

A key feature of this property is the delightful garden. There is a raised and level lawn with borders and established shrubs which leads to a stone terrace. This sunny area at the rear of the garden is perfect for entertaining and overlooks the pretty Lemon Field bordering the property by a Cotswold Stone wall. There is also a useful detached brick store room.

N.B - Planning permission has been granted for a loft conversion with front dormers. Stroud Council Planning Reference S.24/1838/HHOLD

LOCATION

Minchinhampton is a popular historic Cotswold market town with Tetbury Street being moments from the Market Square, High Street and Minchinhampton Common.

With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town offers excellent local schooling and its own new purpose built GP surgery.

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.

DIRECTIONS

From our office on Minchinhampton High Street walk towards Well Hill and turn left into Tetbury Street. Continue a small distance and 31 Tetbury Street will be found on your left.

MURRAYS
SALES & LETTINGS

Stroud
01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick
01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton
01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

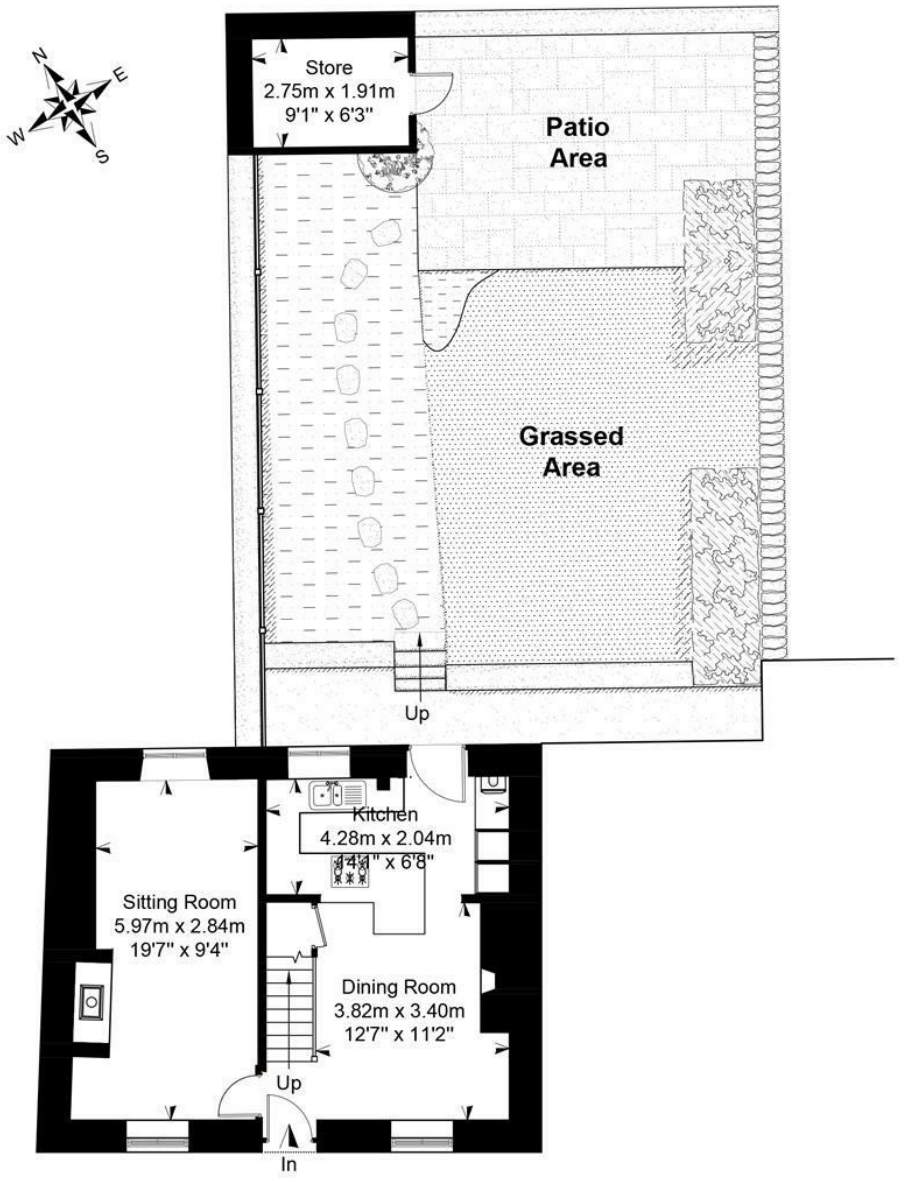
EPC
C

SERVICES
All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band D £22,345.80 Ofcom Checker: Broadband, Standard 7 Mbps, Ultrafast 1000 Mbps. Mobile, Inside - O2, vodafone, Outside - EE, O2 and Vodafone.

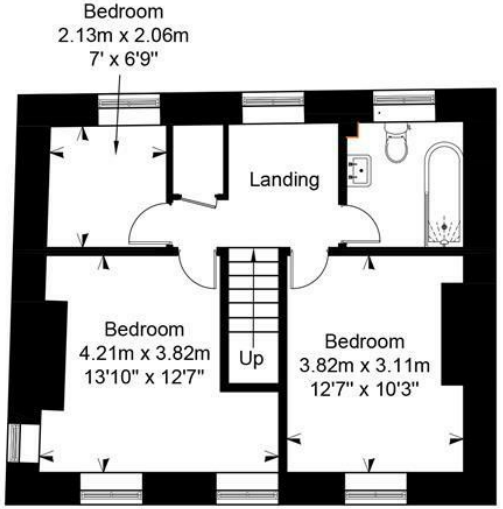
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

31 Tetbury Street, Minchinhampton, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	90 sq metres / 969 sq feet
Store	5 sq metres / 54 sq feet
Total	95 sq metres / 1023 sq feet



Ground Floor



First Floor

Simply Plans Ltd © 2025
07890 327 241
Job No SP3834
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

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate