23 Dr Browns Road

MINCHINHAMPTON



MURRAYS
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23 Dr Browns Road
Minchinhampton
Stroud
GL6 9DD

An extended and sizeable three bedroom bungalow with the benefit of gated off-street parking in a sought after location within walking distance of the centre of Minchinhampton

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £600,000

FEATURES

- Detached Bungalow
- West Facing Garden
- Principal Bedroom with En-Suite and Dressing Area
- Flexible Internal Accommodation
- Private Gated Driveway
- Off-Street Parking
- Integrated Garage/Store
- Walking Distance to Town Centre
- Moments from National Trust Common
- Easy Access to Stroud, Nailsworth, Tetbury & Cirencester



DESCRIPTION

Highfields is a detached bungalow which sits centrally in its plot with the benefit of gated off-street parking and both front and rear gardens.

The front door leads through to a central hallway with reception rooms to the left and bedrooms to the right.

The main sitting room which extends through into the garden room spans 30ft from the front to the rear of the property with direct access to the rear garden. Adjacent to this is the fully fitted kitchen with a useful rear door to one side and another leading through to the garage/store room.

To the other side of the property the principal bedroom is a large room with dressing area and en-suite shower room. There are two further double bedrooms serviced by a family bathroom located between them.

A particular feature of this property is the west-facing enclosed rear garden. A peaceful and sunny space mainly laid to lawn with lovely mature borders and trees and a patio area with summer house.

The front of the property is bordered by a Cotswold stone wall with gates leading to a front driveway offering comfortable off-street parking for two cars. There is also a lawned area with a tree and hedging providing privacy.











DIRECTIONS

From our Minchinhampton office head along West End towards the common, taking the first right into Dr Brown's Road. After approximately 300 yards, No.23 can be found on the left hand side, after the turning into Dr Browns Close and directly opposite the turning for Highcroft.

LOCATION

23 Dr Browns Road is located a short walk from the centre of Minchinhampton and a few minutes from Minchinhampton Common.

Minchinhampton is a delightful market town with excellent amenities and a strong sense of community. Centred around a charming market square, the town benefits from a general store, butcher, chemist, several coffee shops, a popular gastro pub (The Crown) and a doctor's surgery.

Minchinhampton Common is a two minute walk from the property, offering over 650 acres of National Trust common land, providing a wonderful source of walks or cycle rides, as well as hosting a popular golf course.

A choice of excellent schools is also a key draw to the area, with a popular primary school in Minchinhampton and several sought after grammar schools in Stroud, Gloucester and Cheltenham.

Larger market towns nearby include Nailsworth and Stroud. Nailsworth offers free parking and an outstanding delicatessen, William's, with an excellent fresh fish counter plus a further broad range of independent retailers. Nearby Stroud has a Waitrose plus several other leading supermarkets. Regular services run from Stroud mainline station into London Paddington, circa 90 minutes.

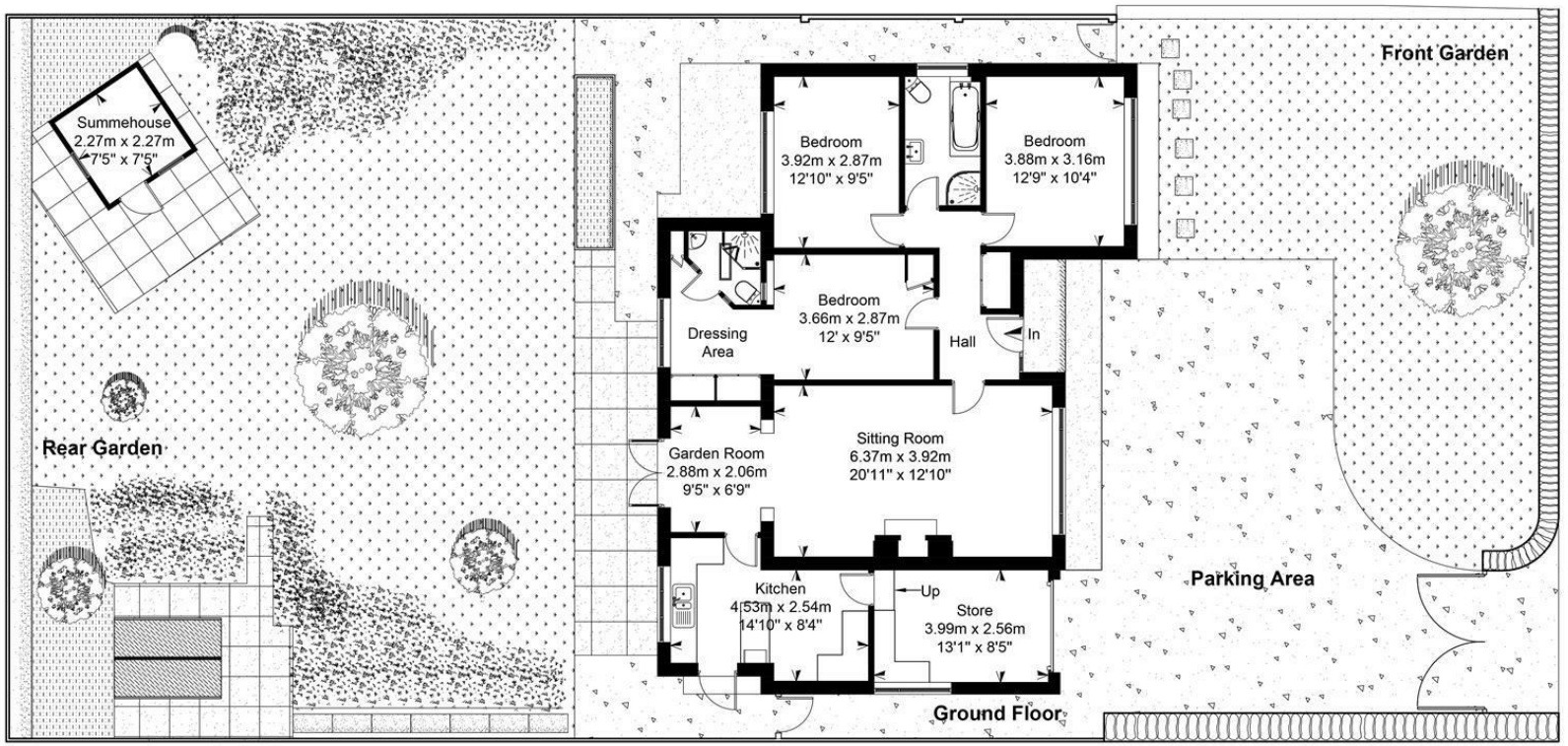


23 Dr Browns Road, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	103 sq metres / 1109 sq feet
Store	10 sq metres / 107 sq feet
Summerhouse	5 sq metres / 54 sq feet
Total	118 sq metres / 1270 sq feet

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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

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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
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SERVICES
All mains services are connected to the property. Gas Central Heating. Stroud District Council tax band E - £3,004.75. Ofcom Checker: Broadband - standard 14 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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