

2 Park Terrace · Windmill Road · Minchinhampton

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2 Park Terrace
Windmill Road
Minchinhampton
Stroud
GL6 9DU

A beautifully presented Cotswold Stone Cottage in the heart of the popular market town of Minchinhampton within easy walking distance from The Common and High Street.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £450,000

FEATURES

- Listed Period Cottage
- Immaculately Presented
- Period Features
- Exposed Stone, Beams & Wood Burning Stove
- Walking distance to all Local Amenities
- Close to the Common
- Garden Studio
- Detached Garage
- Off-Street Parking
- Within easy reach of Stroud & Nailsworth





DESCRIPTION

Park Terrace is a beautiful Grade II Listed row of Cotswold Stone properties which were originally built as workers cottages for the Gatcombe Estate by the Ricardo Family. Dating back to 1833, the properties have a rich history and are full of period features and charm.

Elevated and set back from Windmill Road, 2 Park Terrace is an immaculately presented home with a welcoming and homely feel. With accommodation arranged over three floors and additional outbuildings it has more to offer than immediately meets the eye.

Entering the property into the front sitting room the warmth of this home is immediately apparent with an exposed stone fireplace, wood burning stove and window seat. Beyond this is a thoughtfully laid out kitchen/dining room with modern shaker style cabinetry and wooden flooring which is continued from the sitting room. A rear door leads to a useful rear porch and patio area beyond with a stone store.

On the first floor a spacious landing, which could easily accommodate a study area, with a large storage cupboard leads to the principal bedroom at the front of the property and a second smaller bedroom and family shower room at the rear. On the second floor is a stunning double bedroom with plenty of fitted storage, exposed beams, wooden panelling and a feature library wall.

At the front of the property is a south facing patio and lawned garden. To the rear of the property is a private detached garage with parking in front accessed by a private lane across the front of the terrace. The rear gardens were originally a large communal open space. More recently they have been divided to offer separate gardens for each property with No.2 also benefiting from a large detached studio with electricity and a greenhouse.







DIRECTIONS

2 Park Terrace is most easily found by leaving our Minchinhampton office and turning right into West End which, after a few hundred yards, merges into Windmill Road. Park Terrace is set above Windmill Road on the right and No. 2 is on the right hand side as you look at the terrace.

LOCATION

2 Park Terrace is located just a few hundred yards from Minchinhampton Common and its 650 acres of National Trust land and within easy walking distance to the town centre. The town has an excellent range of facilities including a general store, butcher and chemist, two cafes, and a gastro pub (The Crown). There is also a new purpose built doctors surgery.

The town has a welcoming mixed age community, with tennis, rugby, football and cricket clubs and there are also three challenging golf courses in the immediate vicinity.

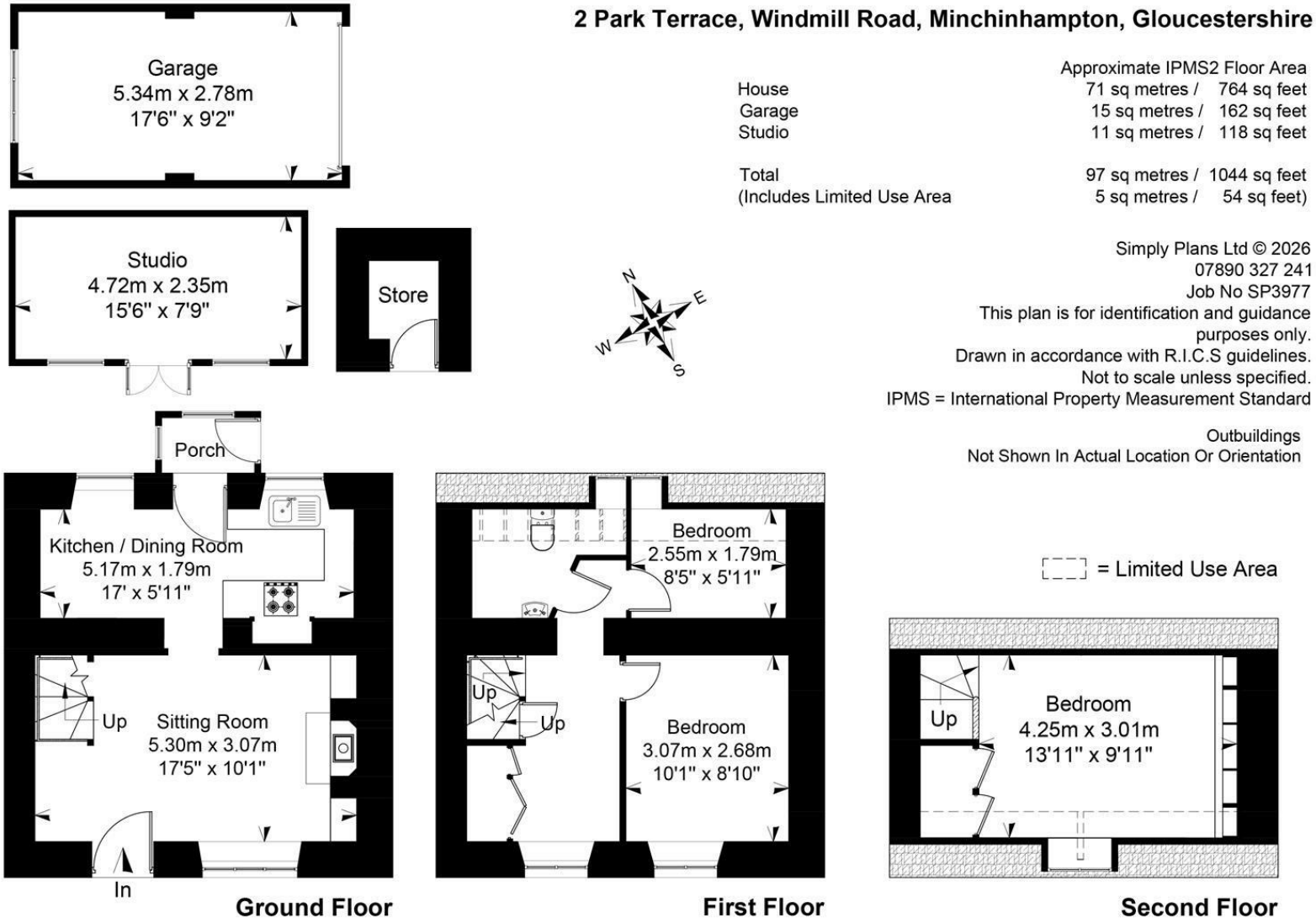
Nearby Nailsworth and Stroud are both easily accessible with a range of independent retailers and amenities - Stroud has a Waitrose as well as an award winning Saturday Farmers and Nailsworth has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs).

Education is also a key attraction to the area with the popular Minchinhampton Primary School within walking distance. There is also an excellent choice of secondary schools, including several grammar schools in both Stroud and Gloucester.

Bristol, Cheltenham and Gloucester are within commuting distance, London under 2 hours by road and from Stroud Station, circa 90 minutes by rail into Paddington.



2 Park Terrace, Windmill Road, Minchinhampton, Gloucestershire



	Approximate IPMS2 Floor Area
House	71 sq metres / 764 sq feet
Garage	15 sq metres / 162 sq feet
Studio	11 sq metres / 118 sq feet
Total	97 sq metres / 1044 sq feet
(Includes Limited Use Area	5 sq metres / 54 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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41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
D

SERVICES
Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band C, £2,185.28 2026/27. Ofcom Checker: Broadband, Standard 7 Mbps, Superfast 80 Mbps. Mobile, O2,& Vodafone indoor, all likely outdoor

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