



2 TETBURY STREET · MINCHINHAMPTON · STROUD

**MURRAYS**  
SALES & LETTINGS

2 TETBURY STREET  
MINCHINHAMPTON  
STROUD  
GL6 9JG

A deceptively spacious and beautifully presented Grade II Listed, 3 bedroom cottage with rarely available garage and parking, in the very centre of Minchinhampton

**BEDROOMS: 3**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 1**

**GUIDE PRICE £625,000**

## FEATURES

- Beautifully Presented
- 3 Double Bedrooms
- Sitting Room with Bi-fold Doors
- Eat-in Kitchen/Diner
- 2 Bathrooms
- Private South Facing Patio Garden
- Garage
- Off-Street Parking for 2 Cars
- Centre of Minchinhampton
- No onward chain



## DESCRIPTION

2 Tetbury Street, is a Grade II Listed house believed to have 18th c origins and unusually for the centre of Minchinhampton, it not only has private parking but also a garage.

The cottage is deceptively spacious and has been sympathetically renovated and updated by the current owners. The front door opens directly into the entrance hall with a useful bespoke storage bench and cloakroom leading off.

Beyond this, at the front of the property is a large kitchen/diner with wooden floors, new wooden sash windows and plentiful storage including a larder. There is also a hidden trap door to the cellar. Steps lead down from the kitchen to a 20 ft sitting room, light and spacious with the benefit of a newly exposed Inglenook fireplace with wood burning stove. Bi-fold doors covering the entire width of the room lead out to the south-facing and landscaped patio garden.

This unexpected sun-trap, perfect for entertaining, links the property to the large garage. This useful space includes a utility area and leads through to the off-street parking beyond (located on Well Hill).

On the first floor, at the front of the property, is a large double bedroom and the family bathroom with airing cupboard. The principal bedroom, with an almost identical footprint to the sitting room, is a delightful light filled room at the rear of the property on this floor.

A wooden staircase leads up to the second floor where another double beamed bedroom and adjacent shower room are found.





## DIRECTIONS

The property is most easily found by crossing the road from our Minchinhampton office, turning left into Tetbury Street. Number 2 is almost immediately on the right hand side.

## LOCATION

2 Tetbury Street is located in the centre of Minchinhampton. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub (The Crown), several thriving cafes, village shops and a sought after primary school. Minchinhampton Common is within easy walking distance, giving access to over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course.

The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance; other nearby schools in the private sector include Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.





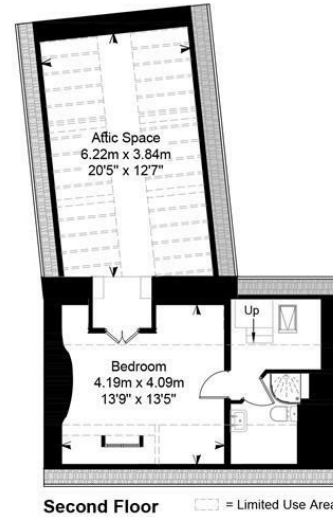
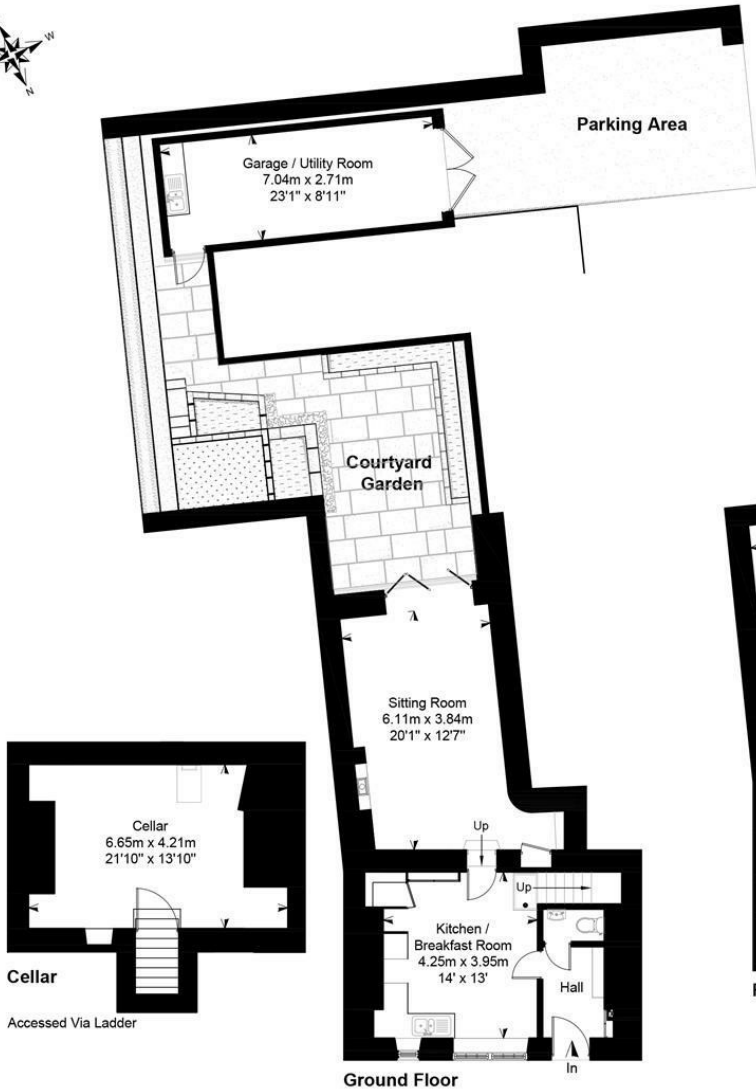
**2 Tetbury Street, Minchinhampton, Stroud, Gloucestershire**

Approximate IPMS2 Floor Area	
House	132 sq metres / 1421 sq feet
Cellar	24 sq metres / 258 sq feet
Attic Space	26 sq metres / 280 sq feet
Garage	19 sq metres / 204 sq feet
<b>Total</b>	<b>201 sq metres / 2163 sq feet</b>
(Includes Limited Use Area	35 sq metres / 376 sq feet)

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07890 327 241  
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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



# MURRAYS

SALES & LETTINGS

**Stroud**

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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**

D

**SERVICES**

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band E - £2,867.10. Ofcom Checker: Broadband - standard 6 Mbps superfast 56 Mbps, Mobile Networks: Indoor - O2, Vodafone, Outdoor - all likely

## 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

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