

# CHAPEL LANE COTTAGE MINCHINHAMPTON



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# CHAPEL LANE COTTAGE, CHAPEL LANE, MINCHINHAMPTON, STROUD, GL6 9DL

A DETACHED 4 BEDROOM PERIOD HOME, ENJOYING A DESIRABLE CENTRAL POSITION AND PROVIDING PARKING FOR TWO CARS.

## *The property*

Occupying a fantastic and much coveted position close to the centre of Minchinhampton, this detached period home with 2271 sq ft of accommodation, is offered for sale with a low-maintenance courtyard garden and two parking spaces! Often a rarity in such a central position.

The main entrance opens into a useful hallway with access to a cloakroom, stairs rising to the first floor and doors leading to the living accommodation. The kitchen is positioned at the rear of the property and is fitted with a range of wall and base units, open shelving, and houses the boiler. The large kitchen window overlooks a charming adjoining conservatory, providing a bright and inviting dining space with access to a utility area and views over the enclosed courtyard.

To the front of the house are two interconnected reception rooms, divided by a central wood burner. Both the sitting room and dining room benefit from double-aspect windows and feature fireplaces. The formal dining room is accessible from both the hallway and the sitting

room.

The first floor Landing offers a study area, and access to two double bedrooms, a family bathroom, separate cloakroom and walk-in laundry cupboard. The principal bedroom suite is particularly impressive due to its generous proportions and double-aspect windows, and is served by a large en-suite shower room. Bedroom two is also well proportioned, enjoying views to the rear across neighbouring Cotswold stone rooftops. A second staircase provides access to the top floor. Here, there are two additional attic bedrooms, one of which features a sink and vanity unit. Both bedrooms enjoy views across neighbouring Cotswold stone rooftops.

The estate is in the process of obtaining the grant of probate.





**Guide price**  
**£725,000**

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- *Parking for two cars*
  - *No onward chain*
  - *Two Reception Rooms*
  - *kitchen*
  - *Conservatory with utility area*
  - *Main bedroom with large ensuite shower room*
  - *3 further bedrooms & bathroom*
  - *Enclosed courtyard*
  - *Mains drainage. Gas central heating*
  - *Ofcom - Ultrafast broadband available at address - outdoor mobile coverage likely, indoor variable.*
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### **WITHIN EASY REACH...**

*Minchinhampton High Street - 120 yards*  
*Nailsworth - 2 miles*  
*Stroud - 3.7 miles*  
*Kemble railway station - 8.9 miles*  
*Cirencester - 10 miles*  
*Cheltenham - 16.4 miles*  
*Bath - 27.8 miles*  
*Bristol - 28.5 miles*

## *Outside*

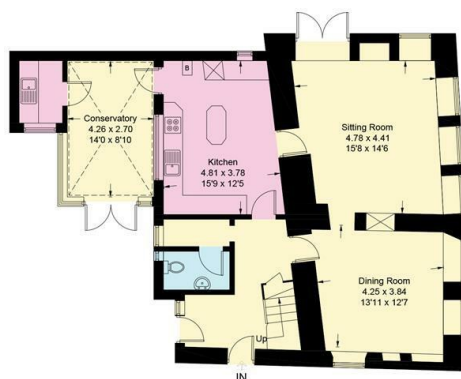
The property benefits from two parking spaces, positioned on either side of the detached home. A side gate from one of the parking areas provides access to the rear courtyard. To the rear, there is a low-maintenance enclosed courtyard, paved and complemented by a raised flower bed, offering an ideal space for a bistro table and chairs. A further gate, located beyond the second parking space, provides pedestrian access to the adjoining churchyard. Please note, however, that we can see no mention of this right of access formal within the title register. (The garden shed shown in some of the photos has been removed).

## *Situation*

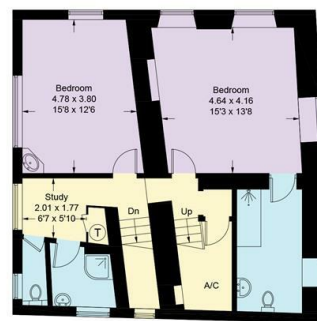
Minchinhampton is a quintessential Cotswold market town lying high above the valleys of Stroud and Nailsworth. It enjoys a plethora of facilities including The Crown Inn and The Lodge public houses, cafes, a general store, butcher, chemist and Post Office, as well as Minchinhampton Church of England Primary Academy, and both a doctor and dental surgeries. Minchinhampton and neighbouring Rodborough are famed for its magnificent 600 acres of Natural Trust maintained open Common land where one of three local golf courses can be found. London remains accessible by train from nearby Stroud railway station. Schooling is a huge attraction to the area as it includes Stroud High School for girls and Marling Grammar School for boys both based in Stroud. Independent schools in the area are Beaudesert Park School & Wycliffe College. The neighbouring town of Nailsworth is renowned for its excellent boutique shops & eateries whilst Stroud offers four supermarkets including Waitrose, as well as an award-winning Farmers Market.



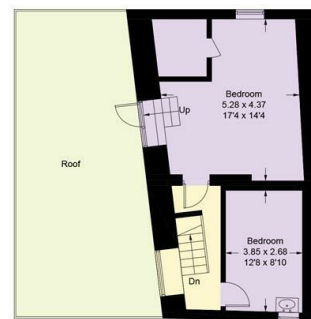
Approximate Gross Internal Area = 211.0 sq m / 2271 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294622)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 9DL

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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