

11 OLLNEY ROAD
MINCHINHAMPTON



11 OLLNEY ROAD
MINCHINHAMPTON
STROUD
GL6 9BX

A modern 5 Bedroom detached family home with an open plan kitchen/dining/family room and versatile media room within walking distance of the centre of Minchinhampton

BEDROOMS: 5

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £1,000,000

FEATURES

- Immaculately Presented
- Flexible Entertaining Areas
- Media Room/Home Cinema
- Principal Bedroom Suite with Dressing Room
- South Facing Garden
- Recently Renovated
- Popular Family Location
- Driveway Parking
- Close to National Trust Common
- Easy Access to Stroud & Nailsworth



DESCRIPTION

11 Ollney Road is an immaculately presented and stylish family home which has been extensively renovated, extended and modernised over recent years by the current owners. The property is abundant in natural light thanks to its south facing rear aspect.

You enter into a spacious reception hall spanning the length of the house with a picture window at the far end offering a direct view of the garden. To your right is the dual aspect formal sitting room with wood burning stove and sliding patio doors onto the terrace.

The heart of the home, a generous open-plan kitchen/dining/family room is to your left. With a set of corner, floor to ceiling bi-folding doors and two sky lights this room is filled with light and creates a wonderful entertaining space seamlessly joining the house to the garden. A side door leads through to a fully fitted and useful utility room with its own external side door. Beyond this, to the front of the house is an extraordinary 30 foot media room with a bar, full height screen and an indoor golf simulator. A guest WC and separate large store cupboard are also located on the ground floor off the hallway.



On the first floor the principle bedroom suite is made up of three rooms comprising bedroom, dressing room and luxurious bath and shower room. A further four bedrooms share the large family bathroom.

Externally, the rear south-facing garden has been fully landscaped to provide a raised paved and decked terrace with hot tub and seating as well as a separate paved seating area under a pergola and a level lawn. To the front of the property is a sizeable driveway offering plenty of off-street parking.





DIRECTIONS

From our Minchinhampton Office turn right into West End and continue straight to Windmill Road beyond. Turn right into Dr Browns Road and take the 2nd left (Ricardo Road) before turning left again into Ollney Road. No.11 is found towards the end of the road on the left hand side. [What3words:///synthetic.tuck.footpath](https://www.what3words.com/synthetic.tuck.footpath)

LOCATION

Ollney Road is a quiet and cul-de sac situated off Ricardo Road in the heart of Minchinhampton. This quaint market town offers a host of amenities including several popular cafes, a gastro pub (The Crown), village shop, post office a chemist and a superb butchers. There is a wonderful sense of community spirit with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts.

Minchinhampton Common offers hundreds of acres of National Trust land, perfect for country walks and provides two golf courses.

The market towns of Stroud, Cirencester and Tetbury are all within a short drive. Stroud, the nearest, has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' market.

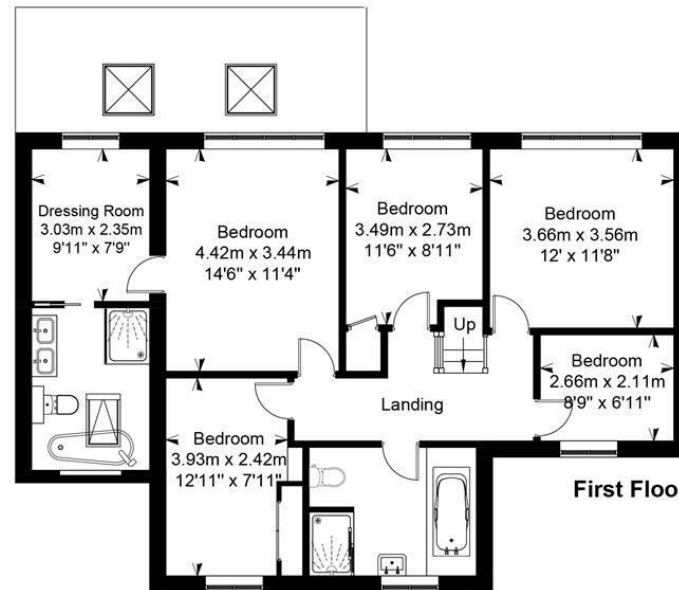
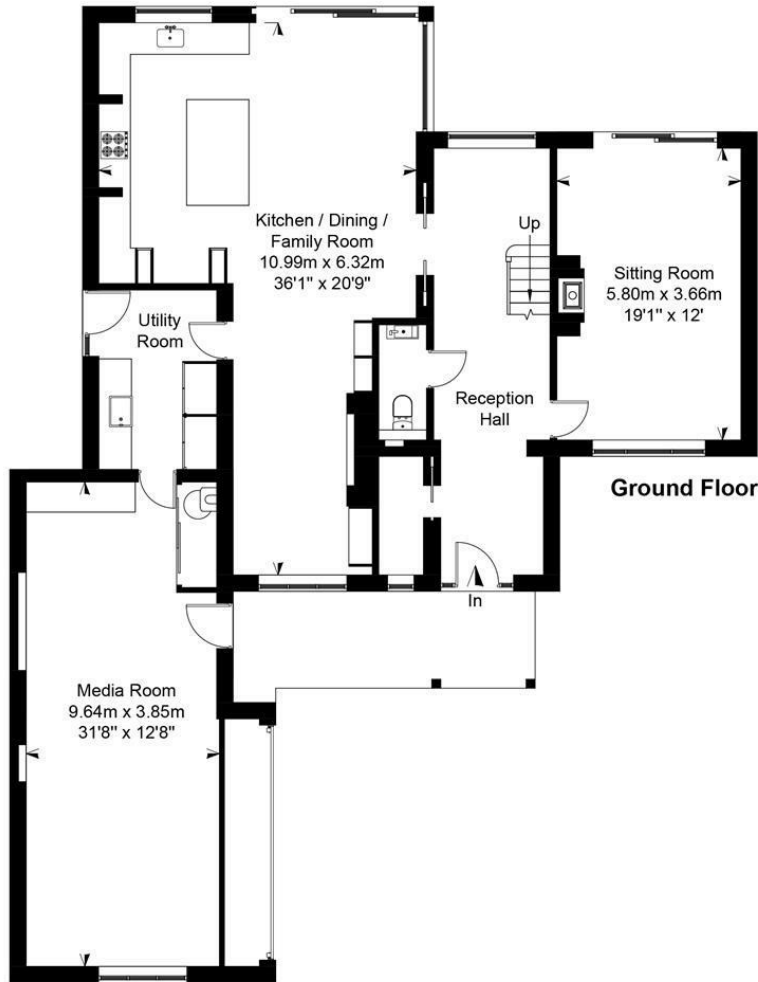
One of the key draws to the area is the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is a few minutes drive from Ollney Road and Westonbirt and Wycliffe are also within easy reach.

The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud Station and both the M5 and M4 easily accessible.



11 Olney Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
House 239 sq metres / 2572 sq feet



Simply Plans Ltd © 2024
07890 327 241
Job No SP3372

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

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

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 F,
£3,388.39. Ofcom Checker: Broadband
- Standard 13 Mbps, Ultrafast 1000
Mbps. Mobile - Indoor: limited, Outdoor:
all likely.

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