

THE STACK
31 WINDMILL ROAD
MINCHINHAMPTON





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MINCHINHAMPTON
STROUD, GL6 9DZ

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £935,000

- Detached Family Home
- Open Plan Kitchen/Dining Room
- Home Office/Snug
- Detached Garage
- Walking Distance to Town Centre and Common
- Well Presented Throughout
- South Facing Garden
- Sitting Room/Conservatory
- Off-Street Parking
- Easy Access to Stroud, Nailsworth, Tetbury & Cirencester

A fabulous 4 bedroom detached family home, within walking distance from the centre of Minchinhampton, which has been recently updated and reconfigured to provide flexible open plan ground floor living and entertaining space with a wonderful south facing garden.

DESCRIPTION

The Stack is an exceptional family home, ideally positioned in a highly sought-after location in the centre of Minchinhampton.

Thoughtfully renovated, the ground floor has recently been reconfigured to create impressive open-plan living spaces, perfectly suited to modern family life.

Centrally, the large open-plan kitchen diner is a wonderfully bright room with shaker style units and wooden worktops. Double doors leading directly to the rear south-facing garden make this a lovely, warm entertaining space creating a real heart of the home. Adjacent is a useful utility room, guest WC and the boiler room.

To the front of the house, a dedicated home office provides an ideal work-from-home environment. This space would easily be used as a playroom or snug.

The spacious sitting room flows seamlessly into the conservatory, forming a superb 23ft reception space that is beautifully light-filled throughout. At one end, French doors open directly onto the garden, creating an effortless connection between indoor and outdoor living, while at the other, a wood-burning stove provides a warm and inviting focal point, perfect for cosy evenings and year-round comfort.

Upstairs, the first floor offers four well-proportioned bedrooms, each enjoying a

comfortable sense of space and natural light. Positioned to one side of the landing, the principal bedroom benefits from its own en-suite bathroom. The three remaining bedrooms are served by the family bathroom, making the arrangement ideal for family living.

Externally, the property enjoys a beautifully maintained south-facing rear garden, designed to make the most of its sunny aspect. The garden is predominantly laid to lawn and with mature and well-stocked borders that provide both colour and privacy. A selection of paved terraces offers versatile spaces for outdoor dining, entertaining, and relaxation, seamlessly connecting the house to the garden.

Set back from a gated gravel front driveway is a substantial detached garage offering excellent storage with additional convenient access from the rear garden.



Location

The Stack is excellently located equidistant from both the market town of Minchinhampton and the wonderful Common, offering hundreds of acres of National Trust land.

Minchinhampton offers a host of amenities including several popular cafes, a gastro pub, village shop, post office and chemist and superb butchers and the Common offers wonderful walks and also plays host to a popular golf course and excellent pub. With a strong sense of community spirit there are numerous local events and a thriving town hall which plays host to amateur dramatics and concerts.

The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud has several major supermarkets, including 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 within easy walking distance from The Stack and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is less than a five minute drive from the property and Westonbirt and Wycliffe are also within easy reach, as well as numerous sought after schools in Cheltenham.

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.



Directions

From our Minchinhampton office turn right into West End, proceed along Windmill Road for circa 500 yards, where number 31 Windmill Road, will be found on the left hand side.





MURRAYS

SALES & LETTINGS

Stroud

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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

D

SERVICES

All mains services are connected to the property. Gas central heating. Stroud District Council, tax band F £3,551.08. OFCOM Checker, Broadband Standard 5 Mbps and Superfast 80 Mbps. Mobile - O2 indoor, all likely outdoor.

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

The Stack, 31 Windmill Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area

House 146 sq metres / 1572 sq feet

Garage 25 sq metres / 269 sq feet

Total 171 sq metres / 1841 sq feet

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07890 327 241

Job No SP4067

This plan is for identification and guidance purposes only.

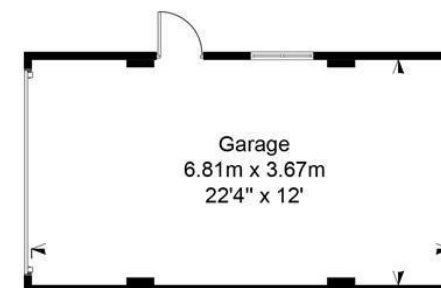
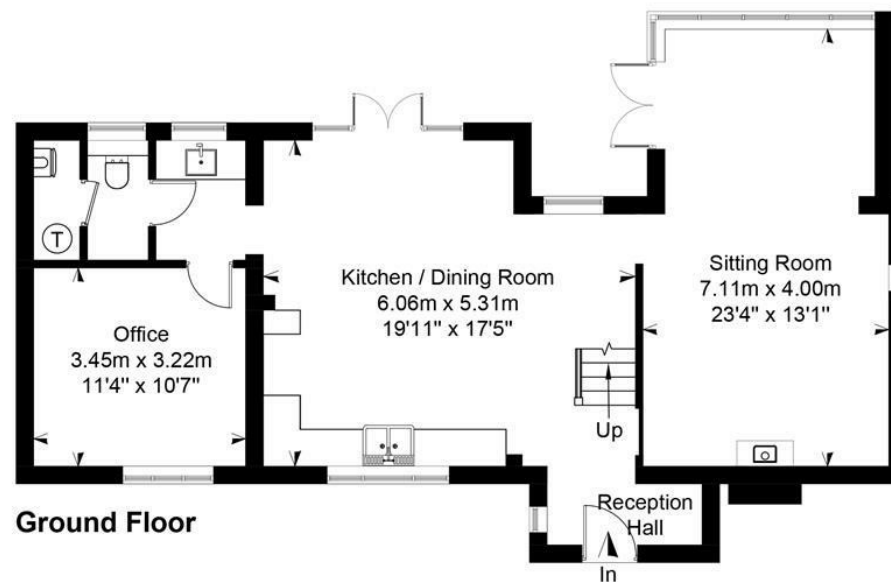
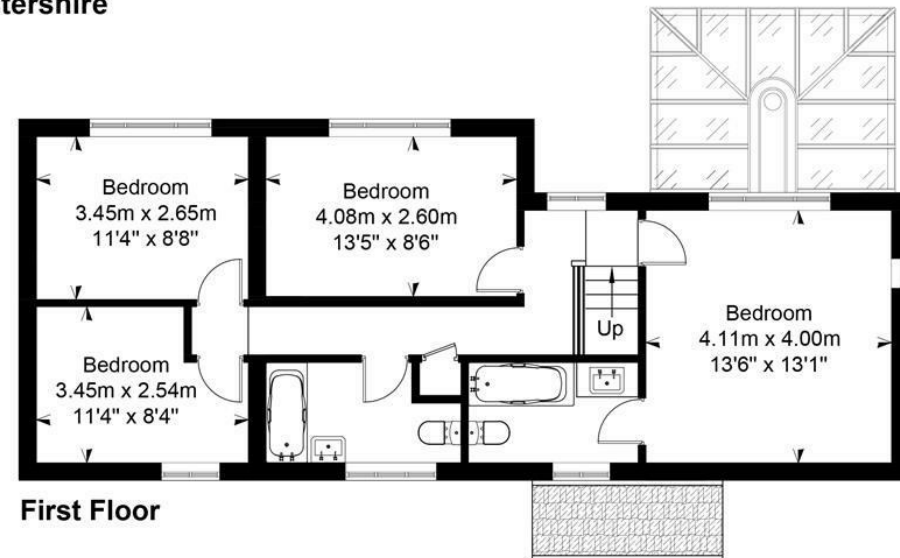
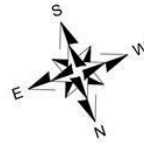
Drawn in accordance with R.I.C.S guidelines.

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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