

# 4 Butt Street · Minchinhampton

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4 Butt Street
Minchinhampton
Stroud
GL6 9JP

A well proportioned and delightful Cotswold Cottage with a charming enclosed rear garden in the heart of Minchinhampton

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

**GUIDE PRICE £400,000**

## FEATURES

- Semi-Detached Cotswold Cottage
- Period Features
- Beautifully Presented
- Kitchen with Breakfast Bar
- Fireplace with Woodburning Stove
- Plentiful Storage
- Enclosed Rear Garden
- Moments from The Common
- Town Centre Location
- Easy Access to Stroud, Nailsowrth, Tetbury and Cirencester



## DESCRIPTION

Located in the centre of Minchinhampton, just off The Market Place is this wonderfully presented and charming semi-detached Cotswold cottage that beautifully blends period charm with contemporary style.

The accommodation is arranged over three floors. The internal front porch leads directly into a welcoming 15ft sitting/dining room with oak flooring, exposed stone fireplace with wood-burning stove and exposed beams. Adjacent and to the rear of the property is a stylish, modern kitchen with wooden worktops, a useful breakfast bar and rear door leading to the garden.

Stairs from the sitting room lead to the first floor where there is a generous principal bedroom with built in storage and a family bathroom across the hall. The second double bedroom is located on the second floor with plenty of eaves storage.

A delightful enclosed garden provides the perfect setting for relaxing and entertaining, with different seating areas, a level lawn framed by established planting and a small shed/workshop with power and lighting.

There is gated access to the garden at the side of the property, beyond which is a refuse shed and log store. A right of way exists for the neighbouring properties but as is often the case, they are rarely used.











## DIRECTIONS

From our Minchinhampton Office, proceed up The High Street, through The Market Square and into Butt Street. No. 4 can then be found on your right hand side.

## LOCATION

Located moments away from Minchinhampton town centre with its historic Market Square. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub, 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 local 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. Minchinhampton Primary School is less than a five minute walk and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

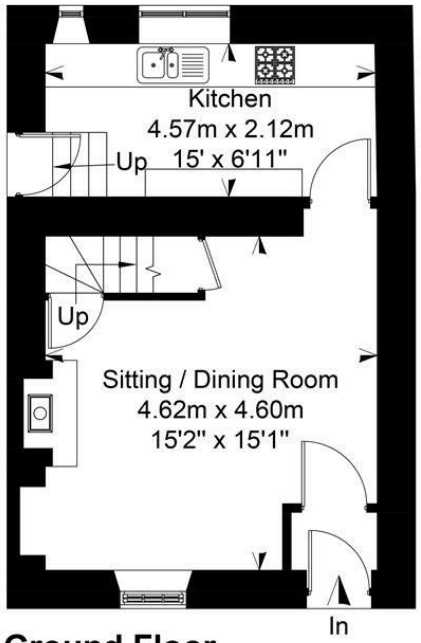
Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



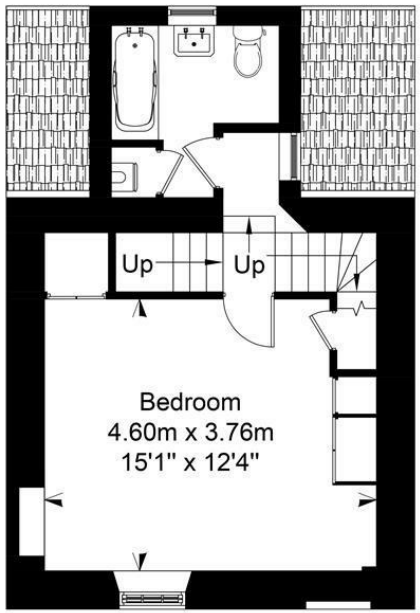
# 4 Butt Street, Minchinhampton Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 83 sq metres / 893 sq feet

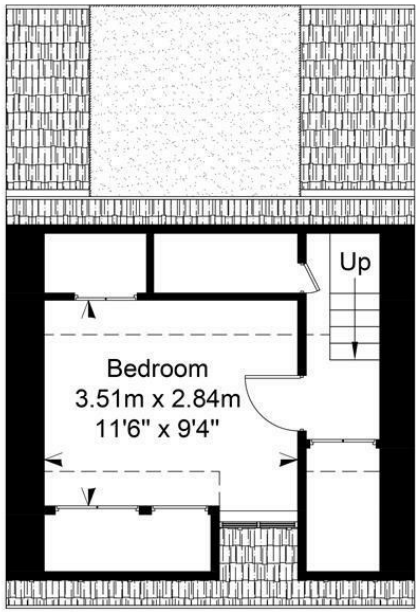
(Includes Limited Use Area 10 sq metres / 107 sq feet)




Ground Floor




First Floor




Second Floor

= Limited Use Area

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07890 327 241
Job No SP4224
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

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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 connected to the property. Gas CH. Stroud District Council Tax Band C £2,185.28. Ofcom Checker: Broadband - Standard 7 Mbps, Superfast 80 Mbps. Mobile - all likely outdoor.

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