# 21 Tetbury Street · Minchinhampton

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# 21 Tetbury Street
# Minchinhampton
# GL6 9JH

A charming Cotswold Stone 3 bedroom terraced cottage with a private rear patio and garden overlooking The Lemon Field, located moments from the centre of Minchinhampton

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

**GUIDE PRICE £400,000**

## FEATURES

- Full of Character Charm
- Kitchen with Dining Space
- Wood Burning Stove
- Rear Decked & Gravelled Patio Garden
- Overlooking the Lemon Field
- Town Centre Location
- Moments from all Local Amenities
- Close to National Trust Common
- Easy Access to Stroud, Nailsworth and Tetbury

## DESCRIPTION

Located on one of Minchinhampton's most popular streets, 21 Tetbury Street is a delightful terraced Cotswold cottage brimming with character, charm, and original period features.

The property opens into a welcoming sitting room, where an attractive fireplace with a wood-burning stove forms a cosy focal point. Exposed beams, traditional window shutters, and a charming window seat enhance the warm and inviting atmosphere.

To the rear of the cottage, the well-designed kitchen/dining room makes excellent use of the available space and offers a range of shaker-style units, integrated appliances, and ample room for dining.

A staircase leads from the sitting room to the first floor, where a spacious double bedroom overlooks the front of the property. Also on this level are a well-appointed shower room and a useful study/dressing area positioned on the landing.

The second floor accommodates two further bedrooms, both benefiting from attractive vaulted ceilings that add character and a sense of space.

Outside, steps lead up from the kitchen to a charming enclosed garden featuring decking, gravelled areas, and a patio. Private and peaceful, it provides an ideal setting for outdoor dining, relaxation, and entertaining, overlooking the "Lemon Field' beyond.

## DIRECTIONS

From our office on Minchinhampton High Street walk towards Well Hill and turn left into Tetbury Street. Continue a small distance and no. 21 will be found on your left.

## LOCATION

Minchinhampton is a popular historic Cotswold market town with Tetbury Street being moments from the Market Square, High Street and Minchinhampton Common.

With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town offers excellent local schooling and its own new purpose built GP surgery.

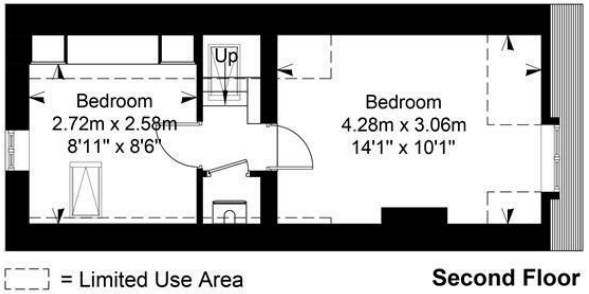
The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

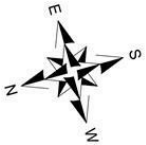
Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.

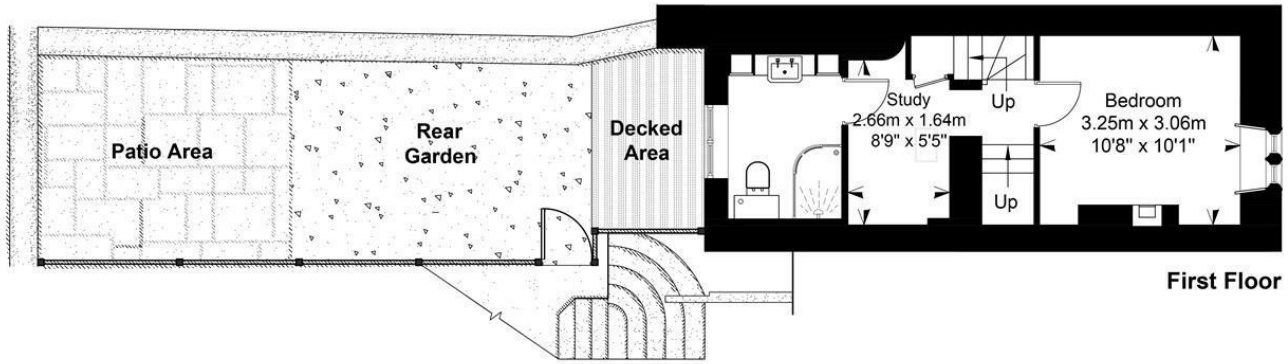
## 21 Tetbury Street, Minchinhampton Stroud,, Gloucestershire

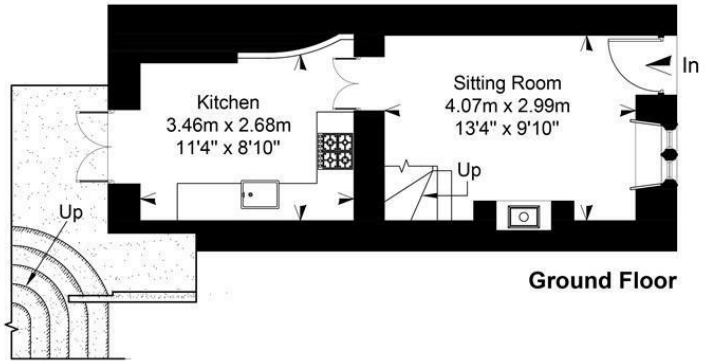
Approximate IPMS2 Floor Area
House 73 sq metres / 786 sq feet

(Includes Limited Use Area 5 sq metres / 54 sq feet)

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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

## SUBJECT TO CONTRACT

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**Minchinhampton**
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**Mayfair**
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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 C, £2185.28. Ofcom Checker: Broadband, Standard 7 Mbps Ultrafast 1000 Mbps. Mobile, Inside - O2, Outside - O2, EE and Vodafone

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