

3 CAMBRIDGE WAY
MINCHINHAMPTON



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MINCHINHAMPTON
STROUD
GL6 9DE

An extended bungalow on a wonderful plot with private driveway, attached double garage and beautiful level gardens in a sought after location within walking distance of the centre of Minchinhampton

BEDROOMS: 2

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £600,000

FEATURES

- Detached Bungalow
- Beautiful Garden
- Level Plot
- Double Garage
- Private Driveway
- Close to Minchinhampton High Street and Local Amenities
- Moments from National Trust Common Land
- Easy Access to Nailsworth, Stroud, Cirencester & Tetbury
- Chain Free



DESCRIPTION

3 Cambridge Way is a well-presented and bright two-bedroom bungalow that has been thoughtfully extended to create comfortable, well-balanced living spaces with a lovely outlook over the rear garden. Set in a central town location, the property sits comfortably within its plot and benefits from off-street parking for several vehicles, together with an attached double garage.

The front door opens into a spacious central hallway. To the left is a generous 21ft sitting/dining room with sliding doors leading into the conservatory, providing a pleasant place to sit and enjoy views of the garden. The adjoining kitchen offers a good range of fitted cupboards, along with a useful larder cupboard, and leads through to a second conservatory, currently used as a utility area.

On the opposite side of the property are two double bedrooms, the family bathroom, and a separate shower/dressing room, which was formerly a third bedroom and could easily be used again as a bedroom or as a study, depending on individual needs.

The attached double garage extends along much of the property, offering excellent storage and workshop space, with a door opening onto the rear garden. There is also a separate enclosed laundry room.



The rear garden is a particular feature of the property. It is level and mainly laid to lawn, with a patio for sitting or dining outdoors, alongside a variety of mature shrubs and trees that provide colour, interest and a good degree of privacy.





DIRECTIONS

3 Cambridge Way is most easily found by leaving our Minchinhampton office onto West End which merges with Windmill Road after a few hundred yards. Turn right into Dr Browns Road and then right again into Cambridge Way. No.3 can be found almost immediately on your left hand side once you have passed the cattle grid.

LOCATION

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for its 650 acres of National Trust Common land and the cows that roam freely in the summer months, at times frequenting the High Street, the town is full of character.

With excellent amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (Cucina di Amalfi & Henry's) a post office, pharmacist, butcher, general store and doctors surgery. The area has much to offer, with lovely walks and three golf courses, one located on Minchinhampton Common. The nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school.

The town is also well located for transport links, with London circa 2 hours by road or approximately 80 minutes from Stroud or Kemble Stations. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.



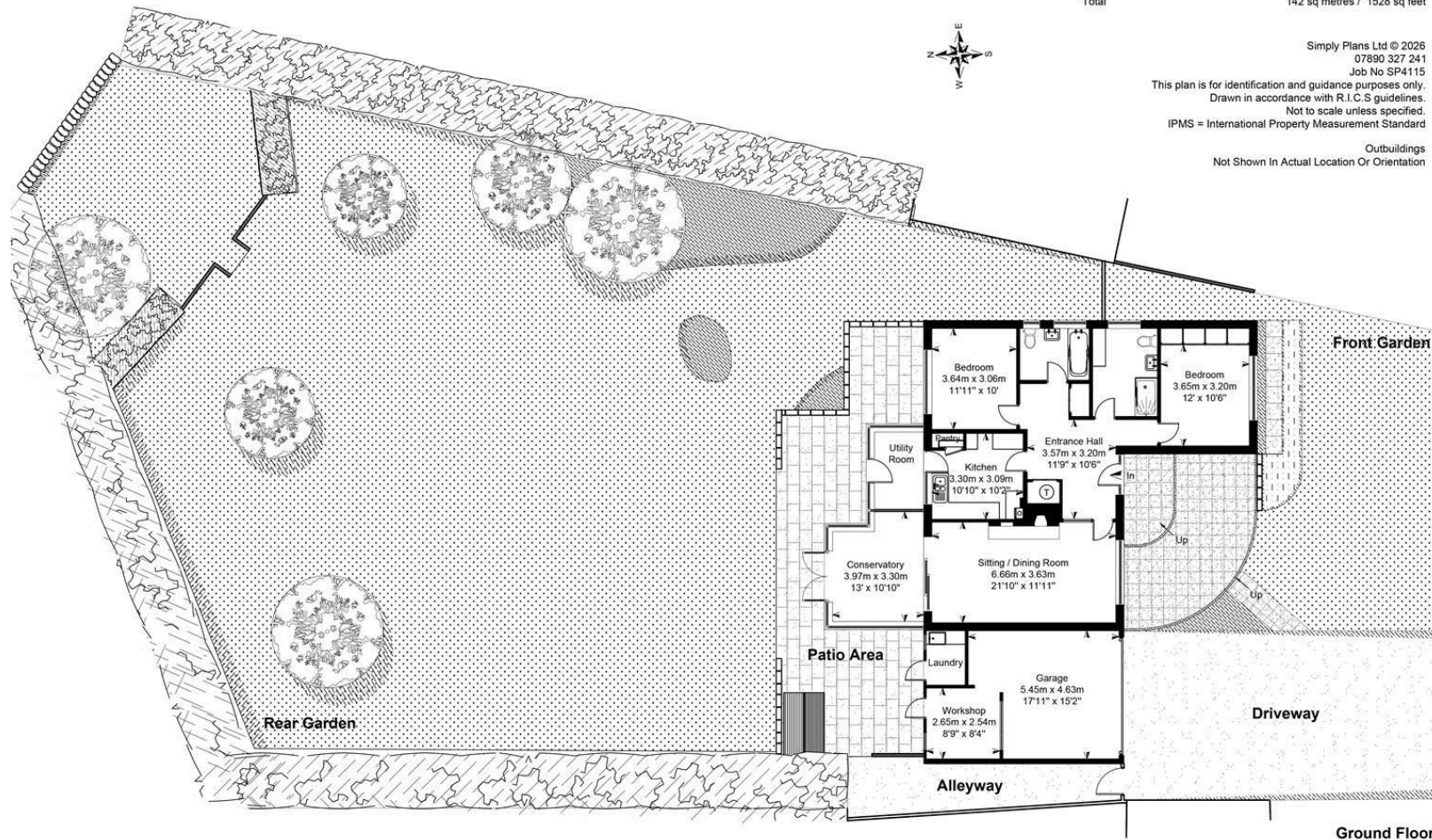
3 Cambridge Way, Minchinhampton, Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage / Workshop	110 sq metres / 1184 sq feet
	32 sq metres / 344 sq feet
Total	142 sq metres / 1528 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

Outbuildings
Not Shown in Actual Location Or Orientation



SUBJECT TO CONTRACT

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SALES & LETTINGS

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The Old Baptist Chapel, New Street,
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Minchinhampton

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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 believed to be connected to the property. Gas Central Heating. Stroud District Council tax band E - £3,004.75. . Ofcom Checker: Broadband - standard 8 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone, Three. Ofcom Checker: Broadband - standard 8 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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