

15 OLD COMMON
MINCHINHAMPTON



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STROUD
GL6 9EH

A contemporary 3 bedroom semi-detached family home close to the centre of Minchinhampton and moments from The Common

BEDROOMS: 3

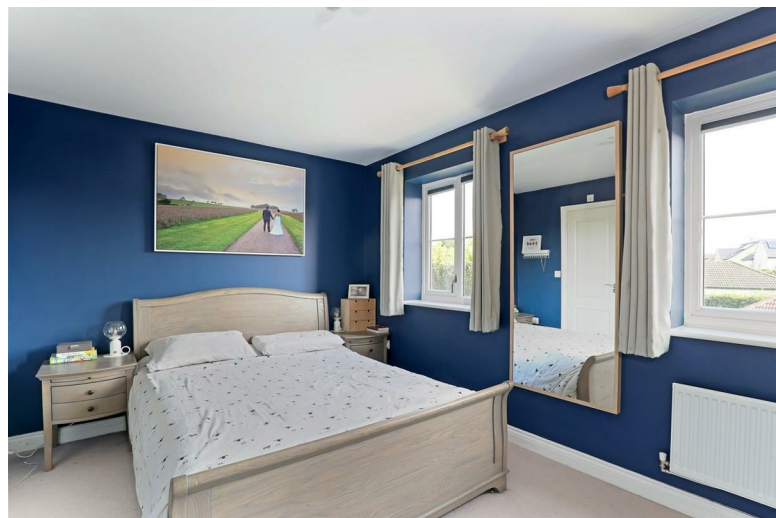
BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £550,000

FEATURES

- Semi-Detached Family Home
- Open Plan Kitchen/Dining/Sitting Room
- Snug/Office
- Principal Bedroom with En-suite Shower Room
- 2 Further Double Bedrooms
- South Facing Garden
- Off-Street Parking for 2 Cars
- Private Driveway
- Walking Distance to Centre of Town & The Common
- Please note that the seller of this property is an employee of Murrays Estate Agents



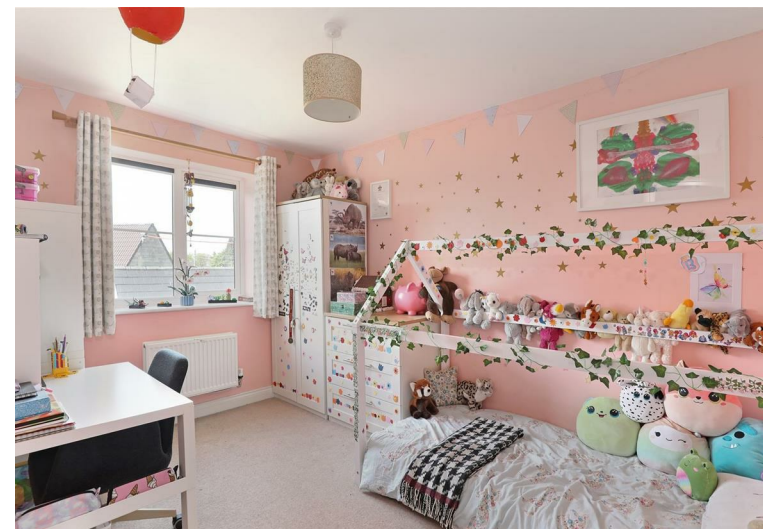
DESCRIPTION

15 Old Common is a modern and well presented home originally built in 2015. It has more recently been updated and renovated to create a large open-plan and bright living space at the rear overlooking the garden.

The front of the property offers off-street parking (in tandem) for 2 cars with a small front garden leading to the front door. A snug/home office is to the front of the property off the hallway with stairs to the first floor and a guest WC to other side. At the rear of the property is a wonderful contemporary kitchen/dining/sitting room with large double patio doors overlooking the rear south-facing garden. The modern kitchen incorporates a range of fitted units in a shaker style offering plenty of storage and work surfaces. There is also a useful under-stair cupboard.

On the first floor the principal bedroom benefits from an en-suite shower room, whilst the other two double bedrooms are served by the family bathroom.

As a semi-detached property there is a useful side access to the rear garden. Low maintenance and level, mainly laid to lawn with a patio area and large storage shed at the bottom.





DIRECTIONS

From our Minchinhampton Office proceed along the High Street into Butt Street. Shortly before the junction with Cirencester road, turn right over the cattle grid into Summersfield Road and follow this round to the left until its junction with Old Common. Turn right and No.15 can be found on your right hand side.

LOCATION

Old Common is a quiet cul-de-sac in the north-east corner of the popular market town of Minchinhampton, with the lane ending in direct access onto National Trust Common.

The property is within walking distance of the historic Market Place and High Street, with a wealth of local amenities including The Crown bistro pub, Cucina di Amalfi Italian restaurant, Henry's café, grocery store, hairdresser, chemist, butcher, Post Office and other independent shops. The town also has a library, purpose-built GP surgery and numerous sports clubs, including two golf clubs nearby.

Minchinhampton is conveniently situated between Stroud, Cirencester and Tetbury, with regular bus links. Nearby Nailsworth offers excellent independent shops, including William's delicatessen and Hobbs bakery, while Stroud has an award-winning Saturday Farmers' Market, Waitrose and other supermarkets, a leisure centre and multiplex cinema.

The area is particularly well served by excellent schools, with highly regarded Minchinhampton Primary School and a choice of sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham.

London is under two hours by road, while Kemble Station is around 70 minutes by train and Stroud Station around 90 minutes. The M5 is also easily accessible via Junction 13.



15 Old Common, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 98 sq metres / 1054 sq feet

Workshop 10 sq metres / 108 sq feet

Total 108 sq metres / 1162 sq feet

Simply Plans Ltd © 2026

07890 327 241

Job No SP4178

This plan is for identification and guidance purposes only.

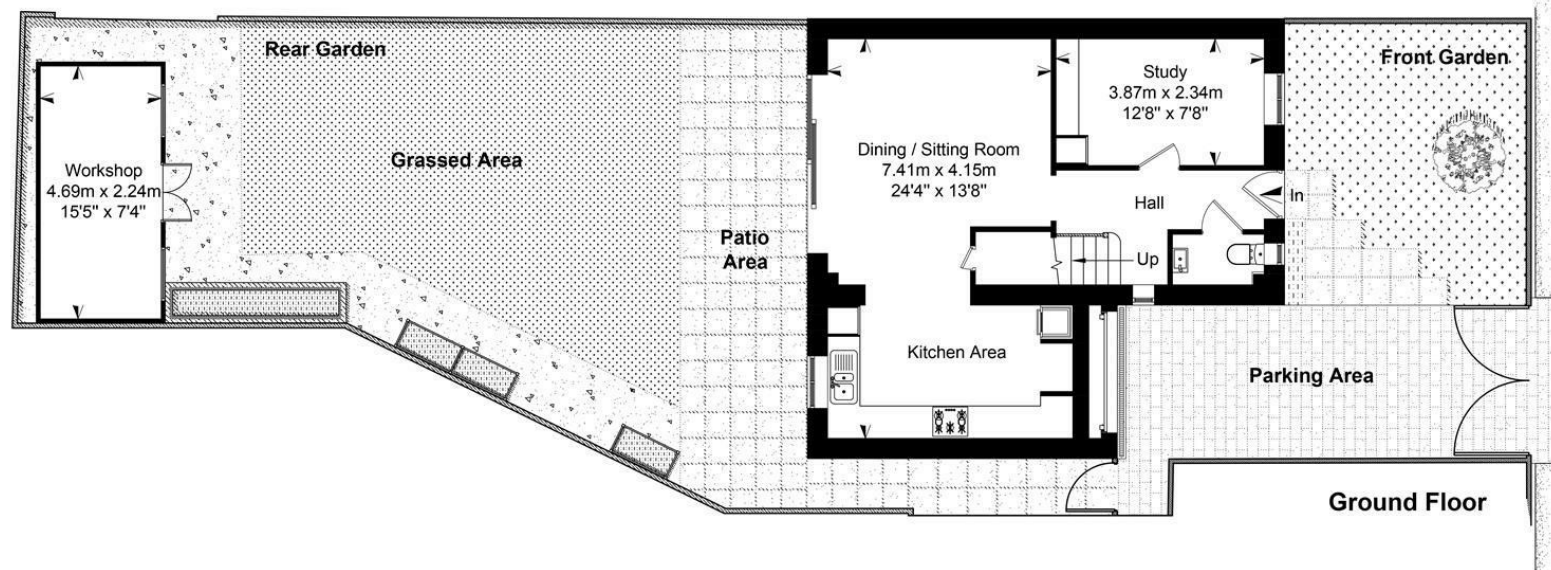
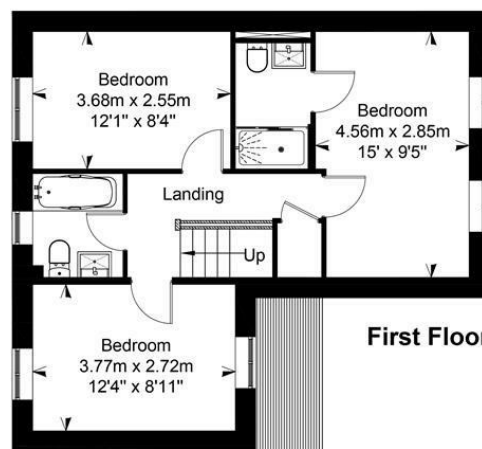
Drawn in accordance with R.I.C.S guidelines.

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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The Old Baptist Chapel, New Street,

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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

C

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band C - £2,185.28. Ofcom Checker: Broadband - standard 6 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three all good outdoor and variable indoor

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