

29 BESBURY PARK
MINCHINHAMPTON · STROUD



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MINCHINHAMPTON
STROUD
GL6 9EN

A well presented and bright detached family home located in the popular and quiet location of Besbury Park in Minchinhampton

BEDROOMS: 4
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £695,000

FEATURES

- Detached
- Open Plan Sitting/Dining Room
- Eat-in Kitchen
- Pretty & Private Rear Garden
- Driveway Parking
- Integral Garage
- Ground Floor Guest WC
- Walking distance to Town Centre Amenities and The Common
- Easy Access to Nailsworth, Stroud & Cirencester
- No Through Road



DESCRIPTION

29 Besbury Park is a well presented and practical family home.

A private driveway with off-street parking for several vehicles leads to the entrance porch and through to a central hallway. To the right hand side of the ground floor is a large front to back dual aspect sitting/dining room. This spacious room is flooded with light and benefits from a picture floor to ceiling window as well as a door out to the rear garden.

Adjacent to this is the fully fitted kitchen which also has space for a breakfast table with further access and views to the garden.

To the left hand side of the property is a double length integrated garage with rear access leading to an intelligently designed covered area across the back of the property. There is also a guest WC.

This ground floor layout could easily be changed and adapted to suit a new owners specific requirements, with several of the neighbouring properties having already taken advantage of these options.

On the first floor off a central landing are 4 double bedrooms (one currently being used as a home office) and a family bathroom.



The level rear garden is mainly laid to lawn with an easterly aspect and is bordered by mature hedging which offers privacy.

There is also a spacious and useful side access to the garden from the front driveway which again offers plenty of additional potential for development (subject to the relevant planning permissions).





DIRECTIONS

The property is most easily found by leaving our Minchinhampton office up the High Street, past the Market House and into Butt Street. At the junction turn right onto the Cirencester Road and then take a left into Besbury Park after a few hundred yards. Enter Besbury Park, turn right and right again at the end of the road and No.29 can be found on your left hand side.

LOCATION

Minchinhampton is a popular historic Cotswold market town with an abundance of local amenities 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 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.



29 Besbury Park, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House

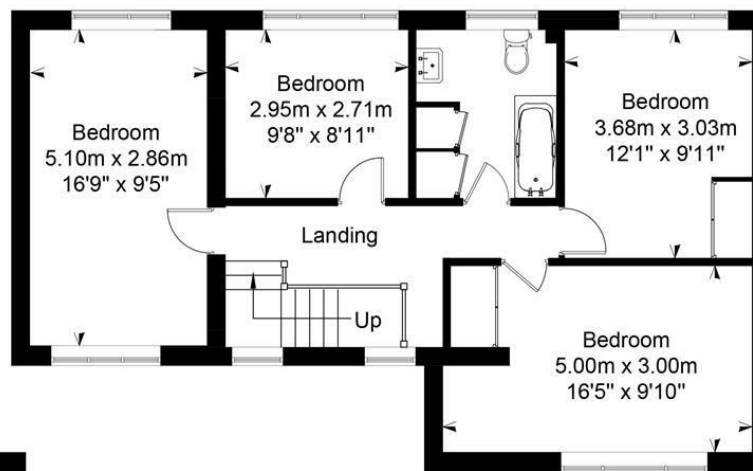
Garage

123 sq metres / 1324 sq feet

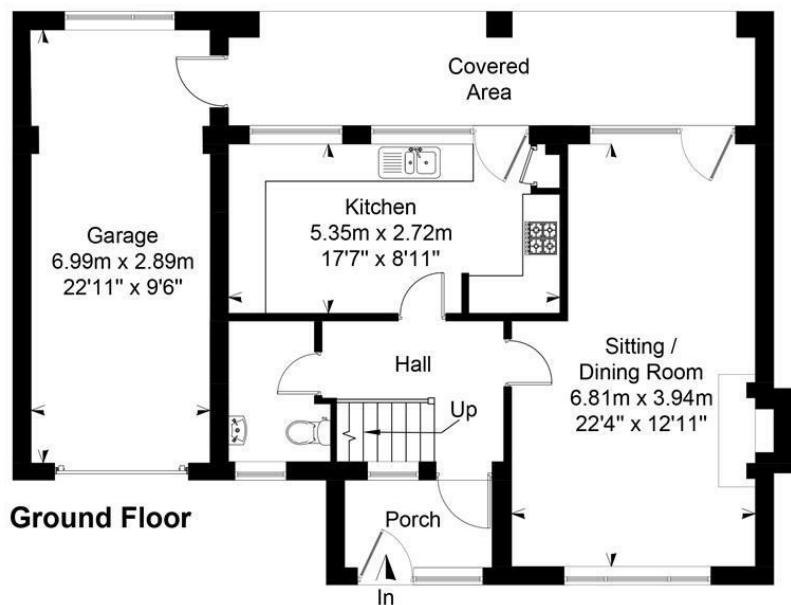
20 sq metres / 215 sq feet

Total

143 sq metres / 1539 sq feet



First Floor



Ground Floor

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07890 327 241

Job No SP4071

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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Mayfair

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info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F, £3,551.08 Ofcom Checker: Broadband - Standard 28 Mbps, Ultrafast 1000 Mbps. Mobile - Inside EE and Vodafone, Outside all likely.

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