



4 MANOR CLOSE · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

4 MANOR CLOSE MINCHINHAMPTON STROUD GL6 9DG

A detached three bedroom house in the heart of Minchinhampton with an attached garage and off-street parking, offering potential to extend (subject to the necessary planning) and scope for modernisation

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 3

GUIDE PRICE £500,000

FEATURES

- Detached
- Garage & Off-Street Parking
- Extension Options (Subject to Relevant Planning)
- Enclosed Level Garden
- No-Through Road
- Scope for Modernisation
- Easy Access to The Common
- Moments from Minchinhampton Primary School
- Central Town Location
- Close to all Local Amenities



DESCRIPTION

4 Manor Close is a rare to market three bedroom detached home. This property, which has been in the same ownership for 35 years offers a new owner the opportunity to extend (subject to the necessary planning) and modernise to create a home bespoke to their needs.

This location is particularly popular with families with the sought-after Minchinhampton Primary School at the top of the road, and Minchinhampton High Street only a short walk away.

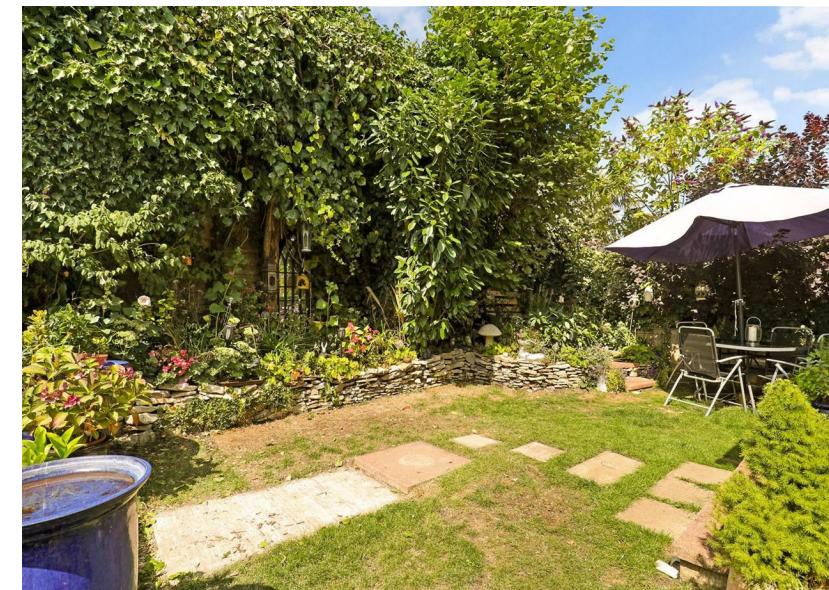
There is a small front garden and large driveway in front of an attached garage offering off-street parking for several cars. The garage, which is double length, spanning the entire length of the house, is currently divided into garage and workshop areas. This space could easily be utilised in other ways, or incorporated into further living space.

A useful front porch perfect for shoes and coats, leads through to a hallway off which are the interconnecting sitting and dining rooms. These lead on into the conservatory with direct access to the rear garden. Adjacent is the kitchen with access

to a lobby on the side of the house with a guest WC and an external door to a side path.

On the first floor are three bedrooms, a family bathroom and a separate family WC.

The rear garden, which has a level lawn with raised beds and mature shrubs offers plenty of privacy.





DIRECTIONS

4 Manor Close Close 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. Manor Close is then the second turning on the right with No.4 on the right hand side.

LOCATION

Minchinhampton is a popular historic Cotswold market town with an abundance of local amenities on the doorstep. These include The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town also has 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, Nailsworth and Tetbury with regular bus links.

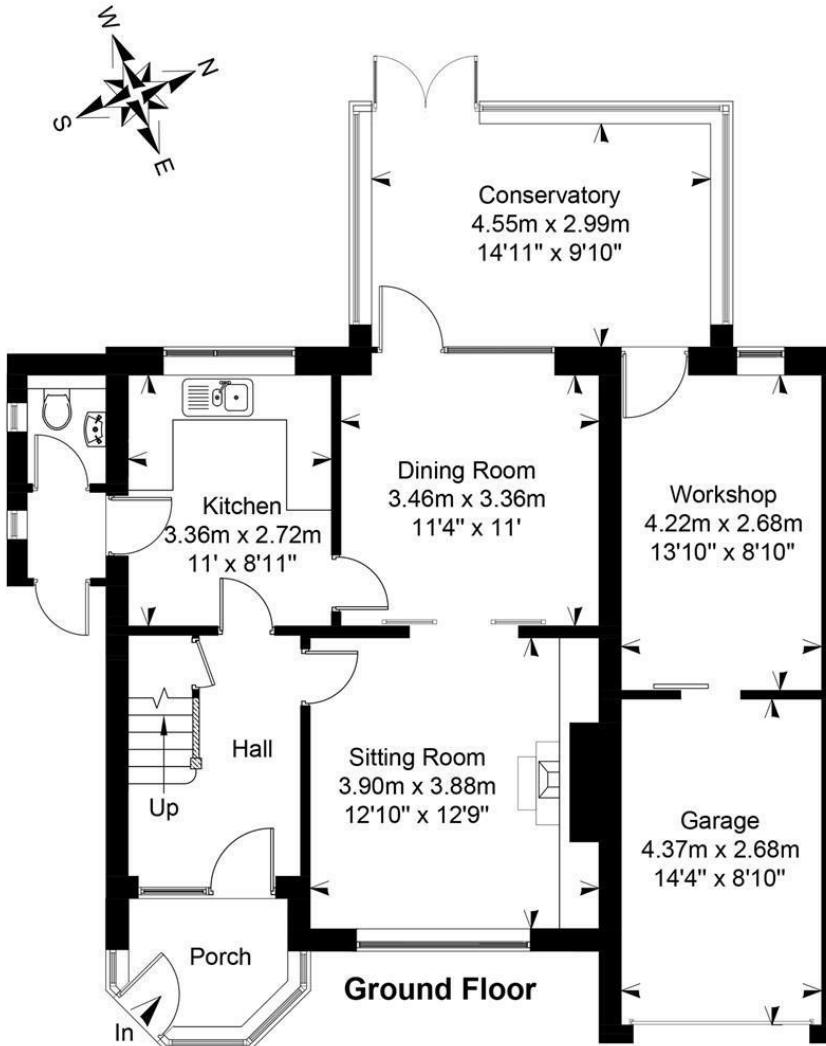
Stroud has a Waitrose superstore and four other supermarkets, the award winning Saturday Farmers Market, a leisure centre and a multiplex cinema. Nailsworth has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

Education is also a key attraction to the area with the popular Minchinhampton Primary School just around the corner. There is also an excellent choice of secondary schools, including several grammar schools in both Stroud and Gloucester.

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.



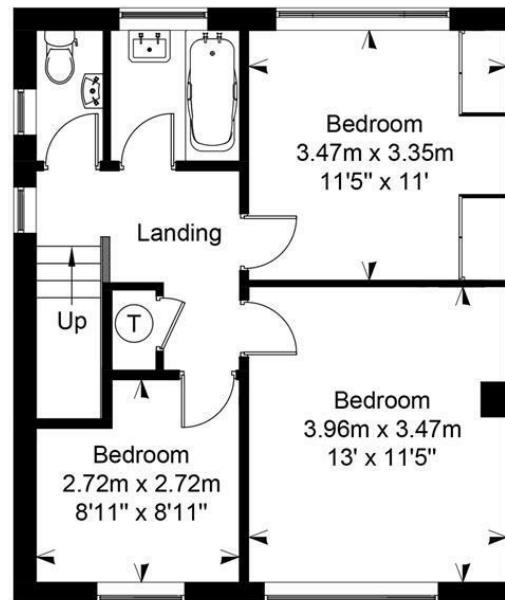
4 Manor Close, Minchinhampton, Stroud, Gloucestershire



House
Garage / Workshop

Total

Approximate IPMS2 Floor Area
114 sq metres / 1227 sq feet
23 sq metres / 247 sq feet
137 sq metres / 1474 sq feet



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Job No SP3847

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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TENURE

Freehold

EPC

D

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band E £2,867.10 . Ofcom Checker: Broadband, Standard 8 Mbps, Ultrafast 1000 Mbps. Mobile, Outside - all likely.

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