



Tobacconist Road, Minchinhampton, Stroud, Gloucestershire, GL6

Guide Price £375,000

Sitting Room, Kitchen/Breakfast Room, Study/Playroom, Cloakroom, 4 Bedrooms, Ensuite Shower Room, Family bathroom, Garden, Garage, Parking.



Description

Enjoying a cul-de-sac position set within walking distance of a range of facilities, including the highly regarded village school, lies this detached modern home. Recently constructed in a traditional style the property offers beautifully appointed family accommodation. As illustrated in the attached floorplan, ground floor accommodation consists of an entrance hall, sitting room with oak French doors opening to the kitchen/breakfast room, study/playroom and cloakroom. The fully fitted kitchen benefits from a stainless steel Range cooker, fridge/freezer, washing machine, dishwasher and Belfast sink. There are a range of wall & base units incorporating oak worktops. From the kitchen French doors open to a patio and rear garden. On the first floor the master bedroom enjoys use of an ensuite shower room whilst a further three bedrooms have use of a family bathroom. The property incorporates the latest technology in Air Source Heating which is designed to minimise heating costs.

Situation

The property is located in the Cotswold town of Minchinhampton, which in centuries past had prominence as the principal market town of the

region and which provides a selection of shops, medical facilities, library, primary school and local inns. Minchinhampton Common, some 600 acres of National Trust open common land, offers opportunities for many sporting activities including walking, horse riding & golf. On the far side of Minchinhampton can be found 2 further golf courses.

Local Authority

Stroud District Council: 01453 766321

Additional Information

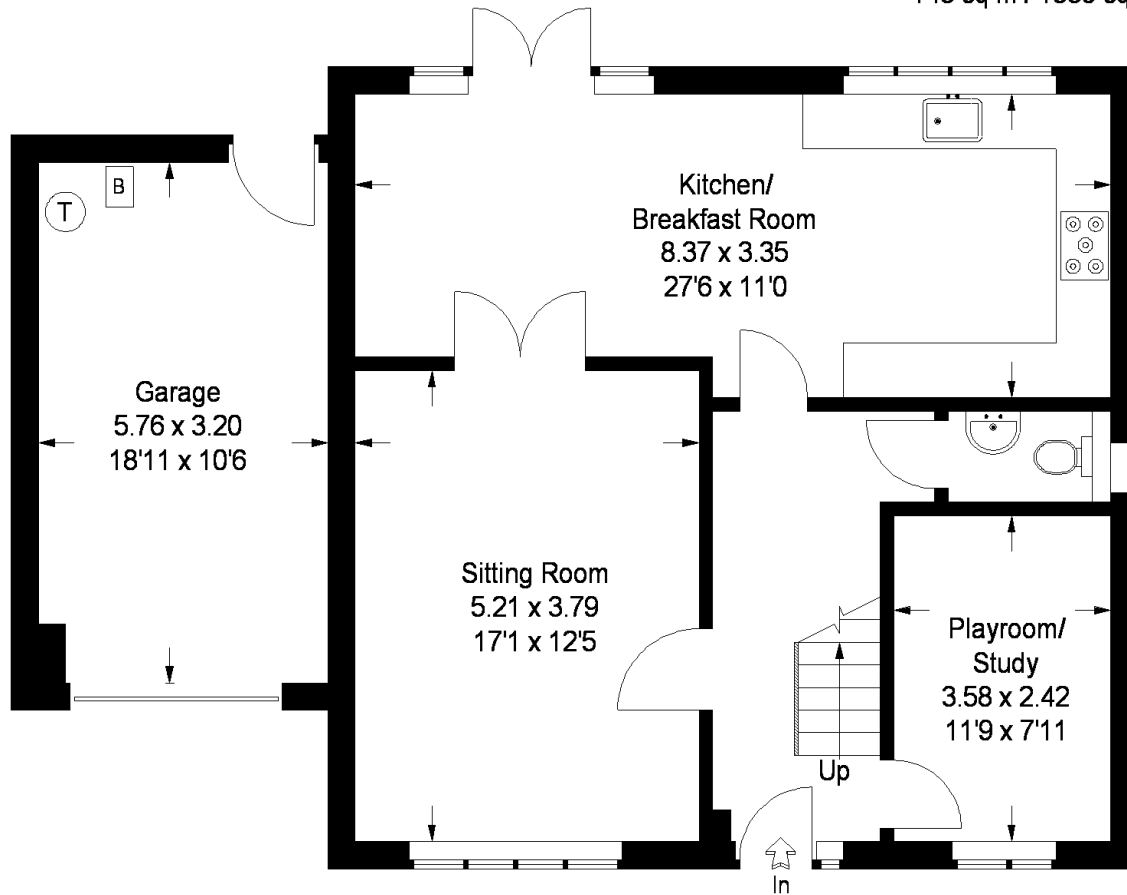
An integral single garage and gated gravel driveway offers parking for several vehicles. The garden extends to the rear of the property and consists of a patio and level lawn. AGENTS NOTE- The hip title plan is not represented of what is to be sold as the title has not yet been split.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

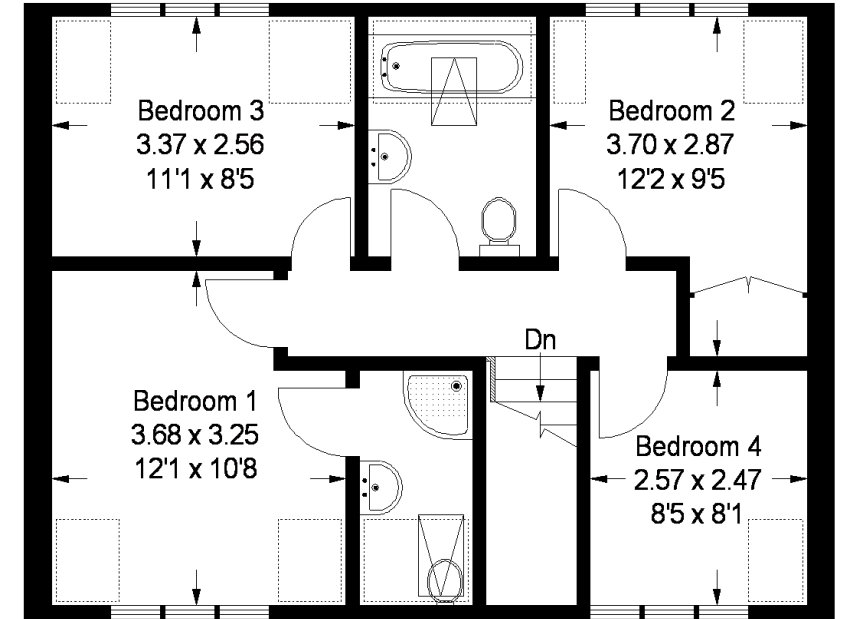
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area (Including Garage) :-
143 sq m / 1539 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor

FLOORPLANZ © 2010 01483755510 Ref 65867/ 65877

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





Viewing strictly by appointment only.

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