



10 Sheppard Way, Minchinhampton, Gloucestershire, GL6 9BZ
£585,000

PETER JOY
Sales & Lettings



10 Sheppard Way, Minchinhampton, Gloucestershire, GL6 9BZ

Offered CHAIN FREE - a detached three bedroom bungalow located in a popular road within walking distance of Minchinhampton town with generous gardens, garage and off road parking for several cars

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, DINING AREA, KITCHEN, GARDEN ROOM, THREE BEDROOMS, BATHROOM, SECLUDED GARDEN, DETACHED GARAGE AND AMPLE PARKING



Viewing by appointment only

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Description

Anyone looking for easy living would do well to check out 10 Sheppard Way, Minchinhampton. This spacious, detached bungalow has a delightful level garden and is only a gentle flat stroll away from the charming market town of Minchinhampton – and only a stone's throw from hundreds of acres of National Trust common land.

The property is set in a popular residential road and offers an entrance hall, large lounge/diner, good-sized kitchen, a delightful garden room that is full of sun and has lovely views over the south-facing garden, two double bedrooms with built-in wardrobes, one single bedroom and a large shower room. The bungalow is in a good condition but would benefit from some updating.

Outside

The generous gardens are a real feature of the property. There is a patio area and a lovely level lawn, bordered by mature shrubs and bushes, such as fragrant lavender and buddleia, which attract the bees and butterflies. There is a doorway into the garage at the back from the patio. The single garage can also be accessed via an electric up and over door from the large driveway at the front, where there is parking for 4/5 cars, as well as an area of lawn and a large mature tree.



Location

The property is within walking distance of the amenities of Minchinhampton. This ancient market town sits on the edge of Minchinhampton Common and is made up of pretty stone cottages, many dating back to the medieval wool trade. There is a weekly country market and charming cafes, as well as a butcher, grocer and post office. The town also has a doctors' surgery, community library, well-regarded primary school and a stylish CAMRA award-winning pub, The Crown Inn. There are breath-taking views from the common, which sits on the Cotswold escarpment, and offers a golf course and excellent walking, riding and gliding opportunities. The National Trust common is also known for its free-roaming horses and cows, rare orchids and butterflies – and is home to the famous Giffords Circus every summer. The town's good looks have also attracted film crews and famous residents, including the Princess Royal, who lives at Gatcombe Park. More extensive facilities are available in nearby Nailsworth and Stroud. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 Miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London.

Directions

From our Nailsworth office drive down the hill and take the third exit at the roundabout. Pass Morrisons and drive up the W. Carry straight on across the common and take the first turning on the right, before Tom Longs post onto Windmill Road. Take the second turning on the left into Riccardo Road and then the first left into Sheppard Way. Continue, and the property can be found some way along on the right hand side identified by our for sale board.



Property information

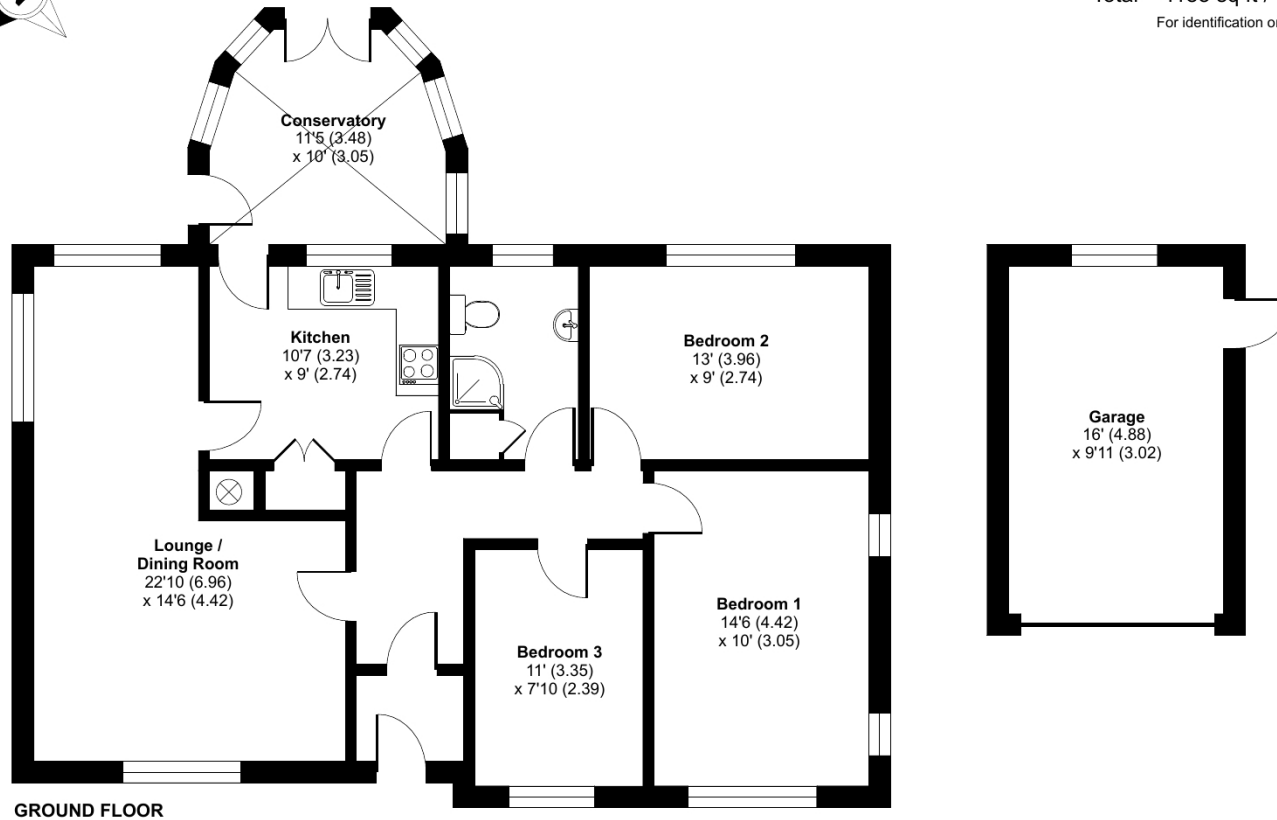
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full service from most major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

Sheppard Way, Minchinhampton, Stroud, GL6

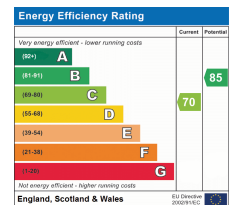
Approximate Area = 1022 sq ft / 95 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1183 sq ft / 109.9 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1163147



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.