



Sixways, Burleigh, Stroud, Gloucestershire, GL5 2PP  
£850,000

**PETER JOY**  
Sales & Lettings



## Sixways, Burleigh, Stroud, Gloucestershire, GL5 2PP

An extended individual bungalow in an unrivalled position amongst National Trust common land with light, spacious accommodation, a long gated drive and detached garage, superb gardens and grounds of 0.45 acres total and a wonderful outlook.

ENTRANCE HALL, 27' RECEPTION ROOM WITH SITTING AND DINING AREAS, FURTHER RECEPTION ROOM, CONSERVATORY, 14' KITCHEN, SIDE LOBBY, THREE BEDROOMS, BATHROOM, SEPARATE W.C, LONG GATED DRIVE AND DETACHED GARAGE, BEAUTIFULLY KEPT GARDENS AND GROUND, WITH A TOTAL PLOT SIZE OF 0.45 ACRES.



Viewing by appointment only

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### Description

Sixways is an individual detached bungalow in an unrivalled position at Burleigh. This elevated location is surrounded by National Trust land, and allows for a panoramic view out over the common below into the valley beyond. The property was originally built in the 1930's using traditional methods under a pitched roof, and has been extended in the past. The current owner has been in residence here for nearly 30 years, and has comprehensively improved both the property and the garden during that time, including the addition of solar panels and lithium ion battery storage. The spacious accommodation arranged over one level. This comprises an entrance hall, 27' reception room with dining area and sitting area with fireplace and inset wood burning stove, further reception room, conservatory, 14' kitchen, side porch with utility facilities, three bedrooms, a bathroom with separate shower and a cloakroom/W.c. Every window enjoys a pleasant, green outlook, and it is impossible not to be impressed as you walk into the conservatory and encounter the first class view - it really is very special. The property is light and airy, and there is plenty of scope to extend again if a buyer wanted to. A interesting home in an incredible position, and a must for your viewing list.

### Outside

The interior is complemented by superb gardens and grounds of 0.45 acres total. A long gated drive leads up through the plot to the property. There is a detached garage at bottom of the drive, with a productive area with raised vegetable beds behind this. The garden is beautifully kept and has clearly been a real labour of love, with shaped lawns, edged with established borders planted with a variety of mature shrubs, a pond, a greenhouse, two good sheds and a woodstore. There is a large paved area to the front of the property, and this is a great place to sit, relax and enjoy the view. There is space to park and turn by the house, and the owner has installed an EV charging point here. A pedestrian gate in the westerly boundary opens straight out onto the common - a direct route out for your daily dog walk.

### Location

The property is situated at the end of a quiet country lane on Minchinhampton Common, a National Trust owned area that comprises hundreds of acres of open land. There is a golf course here, and the space can be used for recreational use, with a couple of good pubs and some lovely walks. The property is well positioned for both Nailsworth and Minchinhampton, with shops, amenities and both public and private schooling here. More comprehensive facilities are available in the larger town of Stroud, some three miles distant, with Junctions of the M4 and M5 Motorways within easy reach. Railway stations at Stroud and Kemble provide main line services to Gloucester, Swindon and London Paddington (C. 90 minutes direct).

### Directions

From our Nailsworth office continue down the hill and take the third exit at the roundabout. Continue, and bear right, up The W (The Ladder). drive up this road and continue over the common. Turn left at Tom Long's Post and then immediately right down Brimscombe Hill. Take the first proper turning on your left (with 20 mph speed limit sign) just before the bus shelter and continue along the lane. Drive to the end of the lane and bear left, on the track. The gate and drive for the property is then on the left.

### Property information

The property is freehold. Oil fired central heating, mains electricity, water and drainage. Solar panels and battery storage have been fitted by the current owner and will be left for the benefit of the buyer. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast services. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

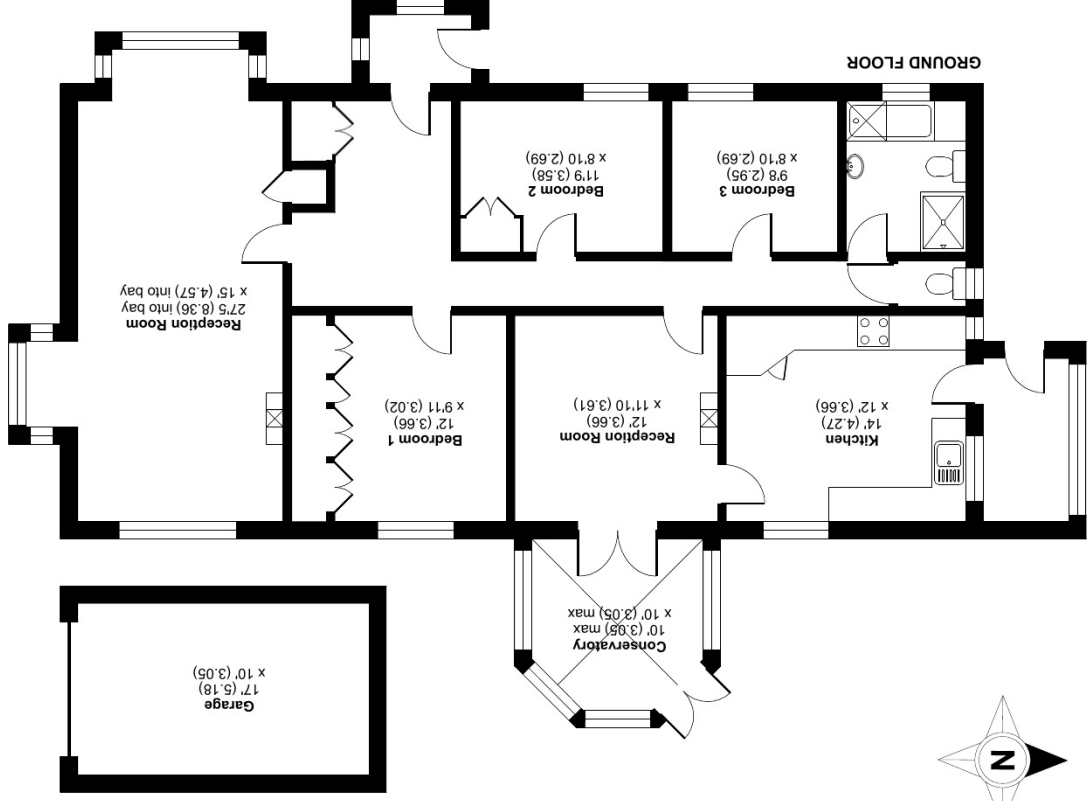
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



## Sixways, Burleigh, Stroud, GL5

Approximate Area = 1497 sq ft / 139 sq m  
Garage = 170 sq ft / 15.7 sq m  
Total = 1667 sq ft / 154.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Peter Joy Estate Agents. REF: 1105007

Energy Efficiency Rating	
Current	Potential

England, Scotland & Wales

Energy Efficiency - 100% (max)

72

56

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.