



Inglestone, Chapel Lane, Minchinhampton, Gloucestershire, GL6 9DL
£850,000

PETER JOY
Sales & Lettings



Inglestone, Chapel Lane, Minchinhampton, Gloucestershire, GL6 9DL

A detached three bedroom bungalow located in an idyllic location on the edge of the popular market town of Minchinhampton with over 2000sq ft of living accommodation and enjoying outstanding views

ENTRANCE PORCH, ENTRANCE HALL, OPEN PLAN SITTING ROOM/DINING ROOM, LOUNGE, KITCHEN, DOWNSTAIRS BEDROOM, UTILITY ROOM, BATHROOM, SEPARATE WC/WET ROOM, TWO FIRST FLOOR BEDROOMS (ONE WITH WC) ACCESS TO A LARGE LOFT SPACE, GARDEN, DETACHED GARAGE AND VIEWS



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Inglestone is a property that truly embodies the essence of "location, location, location." Nestled along a charming single track country lane, just half a mile from the vibrant market town of Minchinhampton, this peaceful rural hamlet offers breathtaking panoramic views, and idyllic countryside walks right from the doorstep. Situated close to Gatcombe Estate, the home of the Princess Royal, this individually designed detached bungalow presents an exciting opportunity for expansion and modernisation. Upon entering, one steps into a sunroom that leads into a spacious entrance hall, where a staircase ascends to the first floor. To the right, the principal bedroom boasts a stunning bay window that stretches across the front, framing spectacular views, along with built-in wardrobes for ample storage. The ground floor also features a family bathroom and a separate wet room. The generous living space is cleverly divided into two areas, offering the flexibility of an open-plan layout, perfect for hosting family gatherings. The lounge, adorned with a tiled floor, enjoys front-facing windows that showcase the magnificent scenery, complemented by a charming feature fireplace. From here, one transitions into a striking high vaulted room with exposed 'A' frame, stained glass windows, and doors leading outside, creating a characterful and inviting atmosphere. The kitchen seamlessly connects to this space, featuring an Aga and a selection of wall and base units, while an adjoining utility room provides practical storage for muddy boots after countryside walks. Upstairs, the landing serves as an ideal study nook, leading to two further bedrooms, one with a large Velux roof window and the other with a small en-suite WC. A doorway from this bedroom grants access to an impressive attic space, offering further potential.

Outside

The property is approached via a private cattle grid, with a generous driveway accommodating parking for three to four cars, alongside a detached single garage. The beautifully landscaped front garden has been lovingly designed over time, featuring a large patio perfect for entertaining, sweeping lawns, well-stocked flower beds, and a Cedar mature tree that adds charm and character. A delightful pond with a water feature enhances the serene setting. To the rear, a paved area provides practical space for bins and recycling while enjoying open views of the surrounding fields. Offering a rare opportunity to create a dream home in a sought-after location, this much-loved property is now ready for its next chapter.



Location

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. The nearby village of Amberley also benefits from a lively Community Shop and Café, located at Holy Trinity Church in Amberley, which is owned by the community and run by volunteers. There are breathtaking 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 turn left and right at the mini roundabout, follow the road past Morrisons Supermarket and proceed up and over the cattle grid in the direction of Minchinhampton. Upon reaching 'Toms Long Post' turn right and proceed in the direction of Cirencester. After a few hundred yards turn right into Butt Street and follow the road through the Market town passing the Market Place on your left hand side. At the mini crossroads turn left into Tetbury Street. The entrance to Chapel Lane can be found on the right-hand side. Proceed down this country land for about half a mile where Inglestone can be found on the left hand side.

Property information

The property is freehold. Oil 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 are standard, 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

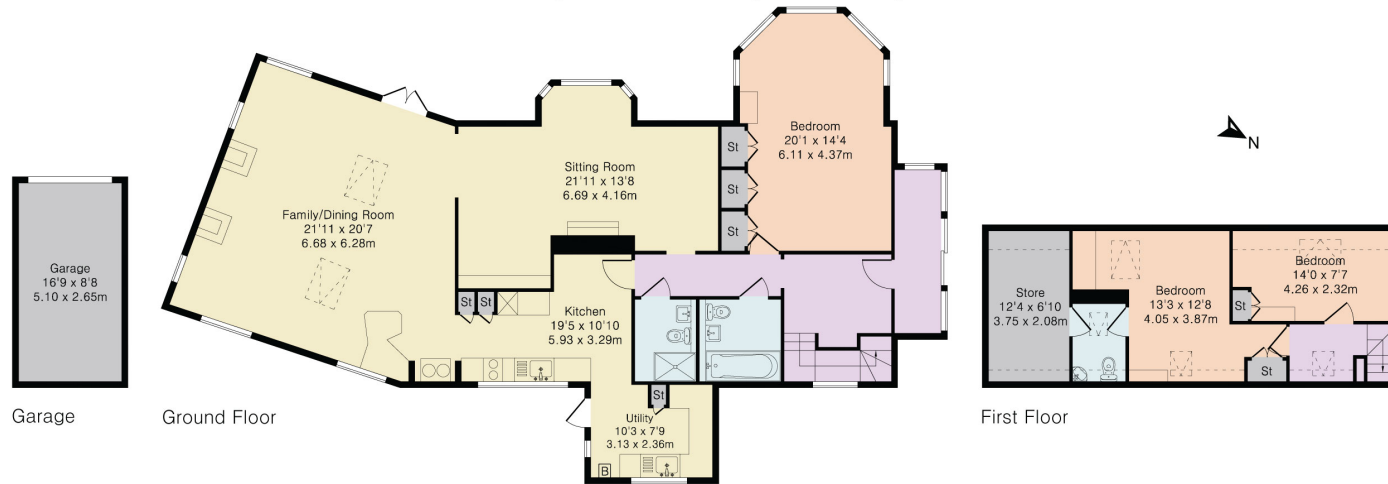


Approximate Gross Internal Area 2109 sq ft - 197 sq m

Ground Floor Area 1525 sq ft – 142 sq m

First Floor Area 439 sq ft – 41 sq m

Garage Area 145 sq ft – 14 sq m



Energy Efficiency Rating		Current	Potential
Use energy efficient - lower running costs			
69+	A		
61-68	B		
55-60	C		
49-54	D		
43-48	E		
37-42	F		
31-36	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		53	67

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.