



5 Windmill Road, Minchinhampton, Gloucestershire, GL6 9DX

£375,000

**PETER JOY**  
Sales & Lettings



## 5 Windmill Road, Minchinhampton, Gloucestershire, GL6 9DX

A beautifully presented semi detached Cotswold stone property close to the centre of ever popular Minchinhampton with two double bedrooms, a landing/study space, parking, courtyard garden and a real feeling of style and character

ENTRANCE AREA, KITCHEN WITH CONTEMPORARY UNITS, 14' SITTING/DINING ROOM, TWO 14' BEDROOMS, A USEFUL LANDING/STUDY SPACE, BATHROOM WITH HIGH QUALITY FITTINGS, PARKING AND COURTYARD GARDEN



Viewing by appointment only

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### Description

5 Windmill Road is a semi detached character property in a popular road on the edge of lovely Minchinhampton. This location is very much part of the thriving local community and allows for easy access to local amenities and the well regarded school with hundreds of acres of National Trust land found just up the road at Minchinhampton and Rodborough Commons. The property is built using traditional methods from Cotswold stone and has clearly been the subject of comprehensive renovation, with beautifully presented accommodation arranged over three floors.

A kitchen with contemporary fittings and 14' sitting/dining room are on the ground floor. A large landing, with space for a study/work from home space, 14' double bedroom and stylish bathroom are on the first floor, with another double bedroom with vaulted ceiling at the top of the house. Character features have been retained and are highlighted by tasteful décor and it's immediately clear that current owners have taken real care over the presentation of the property. Available with no onward chain, and a must for your viewing list!

### Outside

The interior is complemented by a level area at the front of the house. This is gated, and is really flexible. The current owners use the first part of this space for parking, with a large planter then partitioning a pretty courtyard garden by the front door. A prospective may use the space in the same way, but could divide the space as they wish, creating more parking or more garden, depending on their preference.



### 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. 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 right at the mini roundabout and proceed up the "W" over Minchinhampton Common. Turn right into Windmill Road and continue along passing the turnings for Ricardo Road and Dr Browns Road on the left. The property can then be found on the right, after this last turning.

### Agents note

The vendor has informed us that there is a small flying freehold. Contact the agent for further details.

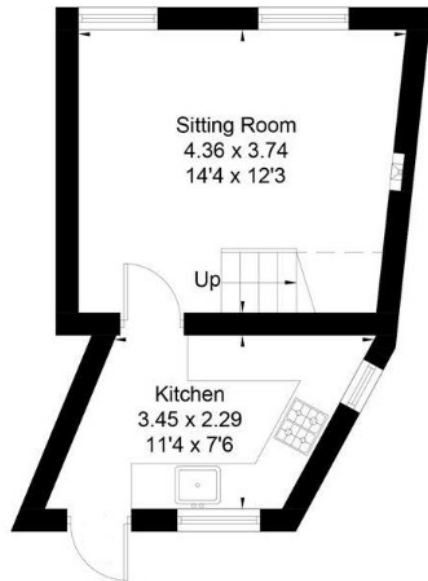
### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

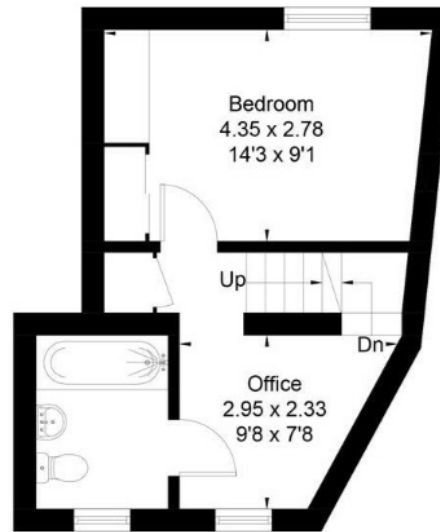
### Local Authority

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





Ground Floor



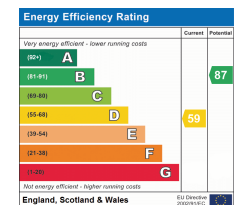
First Floor



Second Floor

Approximate Floor Area = 66.4 sq m / 715 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com



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.