



12 Barcelona Drive, Minchinhampton, Gloucestershire, GL6 9DS
£565,000

PETER JOY
Sales & Lettings



12 Barcelona Drive, Minchinhampton, Gloucestershire, GL6 9DS

A stunning family home with 1660 sq. ft family accommodation spread over two floors. Immaculately presented with two reception room, five bedrooms (two en-suite shower rooms) courtyard garden, parking for two vehicles and easy access to all amenities

ENTRANCE HALL, WET ROOM, FAMILY ROOM, SITTING ROOM, KITCHEN/DINING ROOM, SEPARATE UTILITY ROOM, FIVE BEDROOMS, TWO EN-SUITE SHOWER ROOMS, FAMILY BATHROOM, COURTYARD GARDEN AND PARKING

Viewing by appointment only

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Description

This beautifully presented semi-detached family home, built in 2003, is located within easy walking distance of the popular market town of Minchinhampton. Set in a quiet cul-de-sac, the stone-built property enjoys a prime position overlooking one of the main roads leading into the town. The current owner has made several thoughtful improvements since purchasing the property in 2008, including the conversion of a single garage into a dining space and utility room, the transformation of a downstairs cloakroom into a wet room, and the installation of a new, contemporary fitted kitchen.

The ground floor features solid engineered oak flooring throughout, with a welcoming entrance hall leading to the first floor and the wet room. To the front of the house is a bright and airy family room, while the 16' sitting room at the rear boasts a feature fireplace and French doors opening onto the charming courtyard garden. The updated kitchen is equipped with built-in appliances, and a useful utility room is conveniently located off the kitchen. Upstairs, the landing leads to a spacious 16' principal bedroom with dual aspect windows and a lovely en-suite shower room. Bedroom 2 mirrors this with a similar layout, while three additional bedrooms share a well-appointed family bathroom. The home benefits from double glazing and gas-fired central heating throughout.

Outside

Outside, the rear courtyard garden provides a low-maintenance space, ideal for those seeking a private, manageable outdoor area. The garden is stocked with flowering shrubs and enjoys a high level of privacy. Two large timber gates provide access to off-street parking for two vehicles within the courtyard. The current owner has chosen to park her car outside the gates, using the parking area as an additional outdoor space.



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 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 turn left and right at the mini roundabout and head up the 'W' towards Minchinhampton. Continue over the common turning right just before Tom Longs Post crossroads and head into the market town on Windmill Road. Continue past Horsfall House and turn left into Ricardo Road and immediately right into Barcelona Drive. Follow the road around where number 12 can be found on the right-hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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 standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

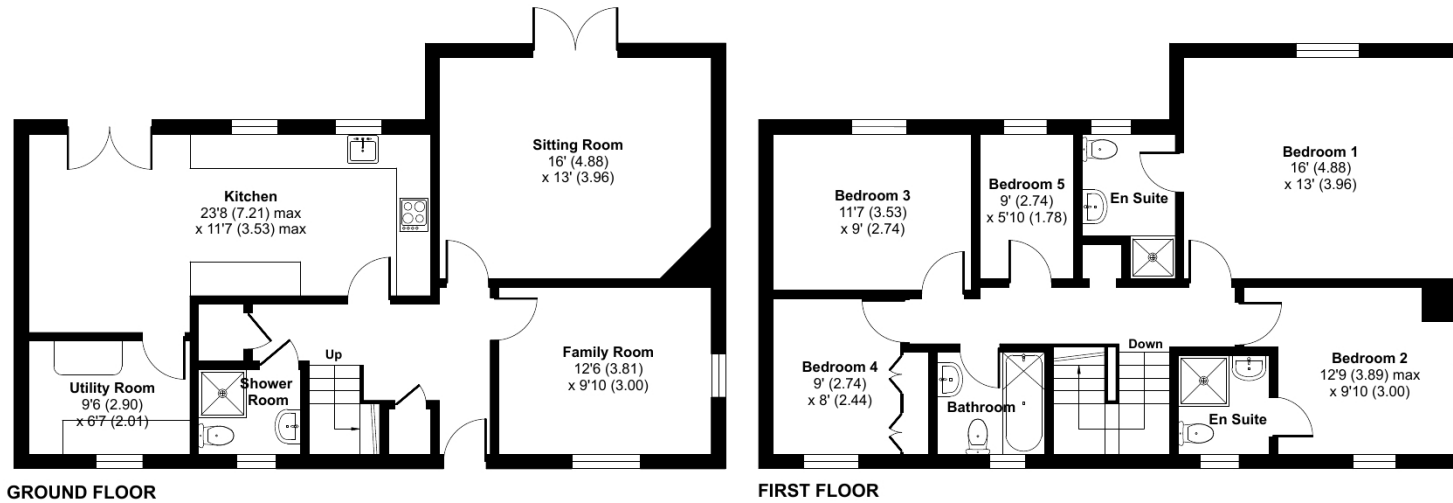
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Barcelona Drive, Minchinhampton, Stroud, GL6

Approximate Area = 1656 sq ft / 153.8 sq m

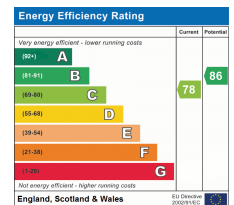
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Peter Joy Estate Agents. REF: 1219705



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.