



27 Sheppard Way, Minchinhampton, Gloucestershire, GL6 9BZ
£925,000

PETER JOY
Sales & Lettings



27 Sheppard Way, Minchinhampton, Gloucestershire, GL6 9BZ

A rare opportunity - a spacious detached house in a desirable area near the charming town of Minchinhampton, featuring a 38' kitchen/family room that makes a statement, two additional reception rooms, four bedrooms, a 37' garage, parking space and a beautiful rear garden with adjoining gate to the common land beyond

PORCH, SPACIOUS ENTRANCE HALL, CLOAKROOM/WC, STUDY, SITTING ROOM WITH WOOD BURNING STOVE, A FIRST CLASS 38' KITCHEN/FAMILY ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, 37' GARAGE, PARKING AND GARDENS

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

27 Sheppard Way is a substantial detached family house in a quiet residential road on the outskirts of ever popular Minchinhampton. This location allows for easy access to the amenities and well regarded primary school of this market town, with hundreds of acres of National Trust land just through the back gate that opens directly onto Minchinhampton common. The property had been extended several times in the past, but the current owners have now made the absolute best of these improvements, cleverly taking these spaces and combining them, and completely transforming the house in the process. The property is now a welcoming, modern home, with tastefully presented accommodation arranged over two floors.

You walk into a welcoming, light reception area. A 14' sitting room is on the left and a 15' study on the other side of the hallway with a cloakroom/WC behind this. A door then leads through into the statement kitchen/family room. This first class living space measures a huge 38' x 34'. There's so much to take in here – from the contemporary kitchen area with lantern roof light, to the double-sided wood burning stove, shared with sitting room. There's masses of space on offer in this room alone; two sets of bi-fold doors have been installed in the back wall of the house and these open up onto the rear garden, accentuating this feeling of openness and light. A staircase leads up from the hall to the first floor, with a 16' principal bedroom with en suite shower room and access onto the family room roof, family bathroom and three further bedrooms on this floor. A superb house, and an absolute must for your viewing list.



Outside

The interior is complemented by a 37' triple tandem garage, parking for several cars and a lovely level landscaped garden. The parking is at the front, with room to park several cars and provision for EV hook up. The garage is to the side of the property. This impressive space is 37' in depth, with a electrically operated front door, door to the rear garden and an internal door from the kitchen. The gardens are mostly found at the rear of the house and are a great size, with level lawns, mature trees and well planted beds that are stocked with a variety of shrubs. The installation of the two sets of bi-fold doors has transformed this space too – when open they connect the inside and outside, creating a superb entertaining area, or simply a space to relax in the sun.

Location

The ancient Cotswold town of Minchinhampton is close by and provides a selection of local facilities including post office, butcher, grocer and restaurants in addition to a doctors' surgery, library and well regarded primary school. Minchinhampton Common, extending to some 600 acres largely vested in the National Trust, lies on one side of the town, whilst on the other side there is a spectacular series of deep wooded valleys providing delightful walks. More extensive facilities are available in Nailsworth and Stroud, which are both within four miles. Stroud train station provides regular services to London Paddington and junctions of the M4 and M5 Motorways are also within easy reach.

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 left.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The property benefits from a 5.4kw PV solar system, and a 9.5kWh battery storage. 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, 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

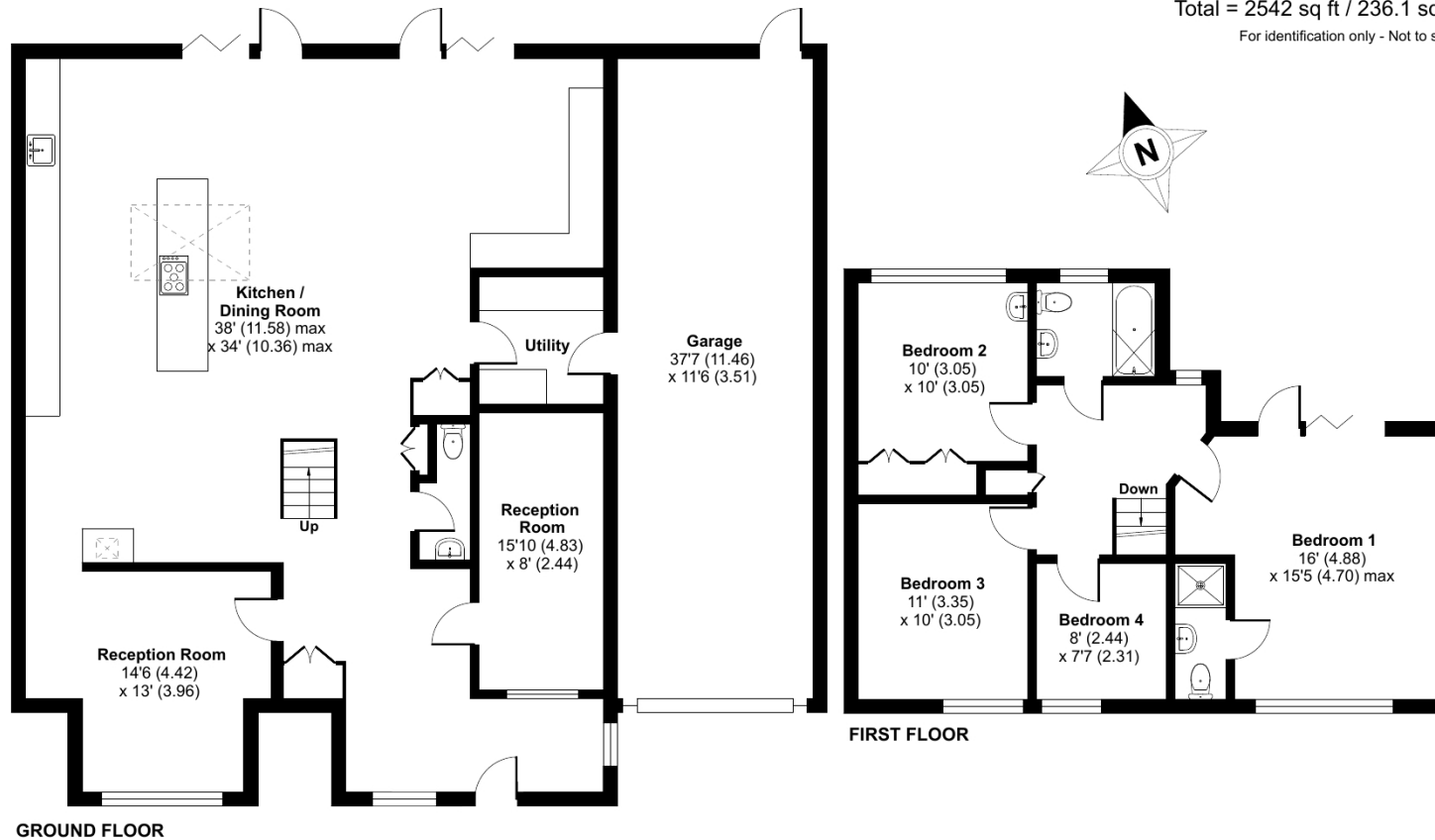
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



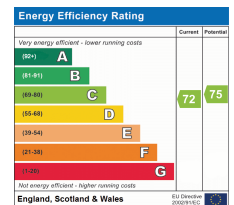
Sheppard Way, Minchinhampton, Stroud, GL6

Approximate Area = 2109 sq ft / 195.9 sq m
 Garage = 433 sq ft / 40.2 sq m
 Total = 2542 sq ft / 236.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1147373



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.