



3 Stuart Court, Butt Street, Minchinhampton, Gloucestershire, GL6 9JB
£525,000

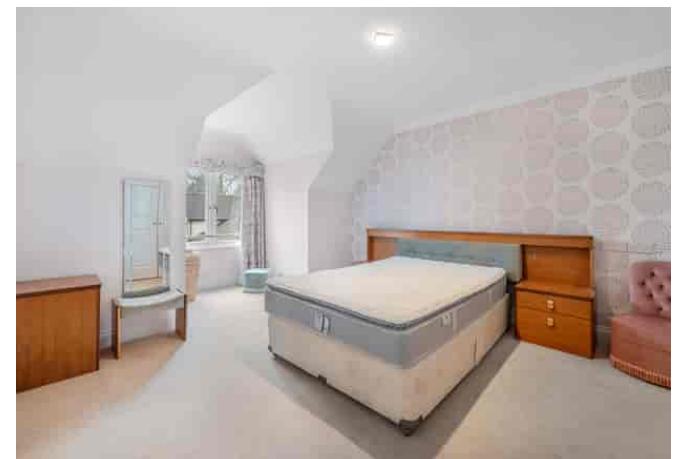
PETER JOY
Sales & Lettings



3 Stuart Court, Butt Street, Minchinhampton, Gloucestershire, GL6 9JB

A well proportioned mid terrace retirement home enjoying attractive views over the green to the front, set within the popular Stuart Court development. The property is offered in excellent condition throughout and provides generous accommodation including two large double bedrooms, a bright Jack and Jill wet room, south facing courtyard garden and a carport

ENTRANCE HALL, CLOAKROOM, 29' SITTING/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, WET ROOM, COURTYARD GARDEN AND CARPORT



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Located within the sought after Stuart Court development in the picturesque Cotswold market town of Minchinhampton, this thoughtfully designed retirement home for the over 55's offers a peaceful and well managed environment whilst remaining within walking distance of local amenities and the town centre.

The property enjoys pleasant views over the green to the front and has been well maintained, being offered in excellent condition throughout and ready for immediate occupation. A welcoming entrance hall provides useful storage with an understairs cupboard and stairs to the first floor, fitted with a stairlift. On the ground floor there is a spacious cloakroom with WC and vanity unit. This room previously housed a shower, and the plumbing remains in place should a future owner wish to reinstate it. A glazed door with side panel leads through to the generous sitting/dining room which runs the full depth of the house. The sitting area features a large front facing window overlooking the green and a fireplace with electric fire, while the dining area to the rear enjoys French doors opening onto the south facing courtyard garden, creating a light and inviting living space. A door from the dining area leads into the kitchen, which is fitted with a range of wall and base units, induction hob, eye level double oven, built in fridge/freezer and plumbing for a washing machine. A window and door provide further access to the courtyard. Upstairs, the bright and spacious landing provides access to an airing cupboard and the principal rooms. Bedroom one is an excellent sized double positioned at the rear of the property, enjoying views over the communal gardens and benefiting from two pairs of built in wardrobes. Bedroom two is also a generous double, located at the front with views over the green and built in wardrobes. The wet room is particularly light and well proportioned, featuring a large shower area, WC, vanity unit, heated towel rail and tiled walls, with a Velux window providing excellent natural light. The wet room is accessible from both the landing and bedroom one, offering convenient Jack and Jill access.

Residents benefit from the services of an estate manager, guest suite, gardener and minibus service. Each property is fitted with a personal emergency alarm system with 24-hour monitoring, with the estate manager also available to respond to emergencies.

Outside

To the rear of the property is an enclosed, south facing courtyard garden, paved for ease of maintenance and bordered by trellis fencing. A pedestrian gate provides direct access onto the communal gardens. The property also benefits from a carport, located within a nearby block.

Location

A short walk through private woodland conservation area takes you to the heart of the market town of Minchinhampton, where you'll find a post office, library, chemist, restaurants, and a charming village café offering delicious cakes, cheese, and milk all produced by local farms. You are also within walking distance of the town's new Doctors Surgery. Minchinhampton is surrounded by hundreds of acres of National Trust common land, ideal for scenic walks among wildflowers, horses, and cattle. 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 (4 Miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London.

Directions

From Minchinhampton Common, turn right onto Butt Street and continue towards the Market Town. Stuart Court is located on the left hand side, through a pillared entrance. Ample visitor parking is available.

Property information

The property is leasehold with 150 years starting from 2006. The current annual service charges are £7776 and are payable quarterly. This covers the cost of maintaining the grounds and buildings, the employment of the estate manager, and other essential services that make the estate a secure and convenient place to live. Electric heating, mains water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, 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

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Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft

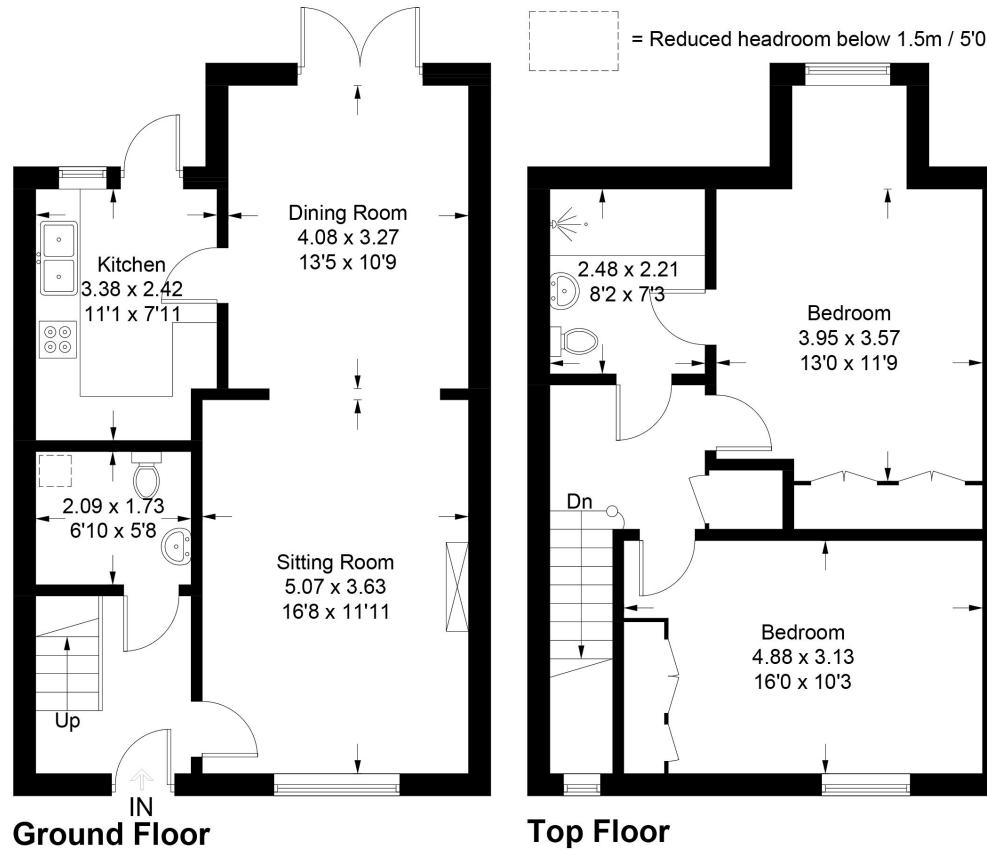
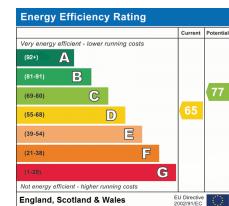


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270805)



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.