



21 Stuart Court, Butt Street, Minchinhampton, Gloucestershire, GL6 9JB  
£585,000

**PETER JOY**  
Sales & Lettings





## 21 Stuart Court, Butt Street, Minchinhampton, GL6 9JB

A beautifully presented end of terrace retirement home situated within the stunning grounds of Stuart Court, offering spacious accommodation including two double bedrooms, two shower rooms, west facing courtyard garden and a single garage

ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, TWO SHOWER ROOMS, GARDEN AND GARAGE



Viewing by appointment only

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## Description

Stuart Court is a thoughtfully designed retirement development for the over 55's comprising of both apartments and houses, all set within manicured communal gardens. Number 21 has been lovingly maintained and is offered in excellent condition, ready for immediate occupation. Being an end of terrace property, this home benefits from an additional side window in the sitting room, allowing extra natural light to flood the ground floor. A welcoming hallway with stairs and a stairlift leads to the first floor. On the ground floor is a stylish shower room/WC, and a spacious open plan sitting/dining room which runs the full length of the house, with french doors opening onto a level west facing garden. The kitchen is well equipped with built-in appliances. Upstairs, a light filled landing leads to two double bedrooms. Bedroom one, facing west, enjoys afternoon and evening sunlight and features a good run of built-in wardrobes. Bedroom two, located at the front of the property, enjoys the morning sun from the east. There is also a shower room on this floor.

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

## Outside

The front garden is open plan with level access to the front door. The rear courtyard garden also benefits from level access and is west facing - perfect for enjoying a cup of tea in the afternoon sun. A pedestrian gate provides convenient rear access. The property also includes a single garage (en-bloc) with an electric up and over door and a water tap. There is also outdoor seating in the communal areas to enjoy the peaceful grounds and meet with friends or neighbours.

## 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 towns 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. An annual service charge of £7,776, payable quarterly, 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 E. 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

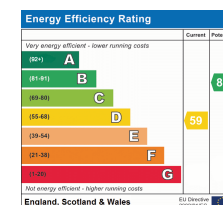
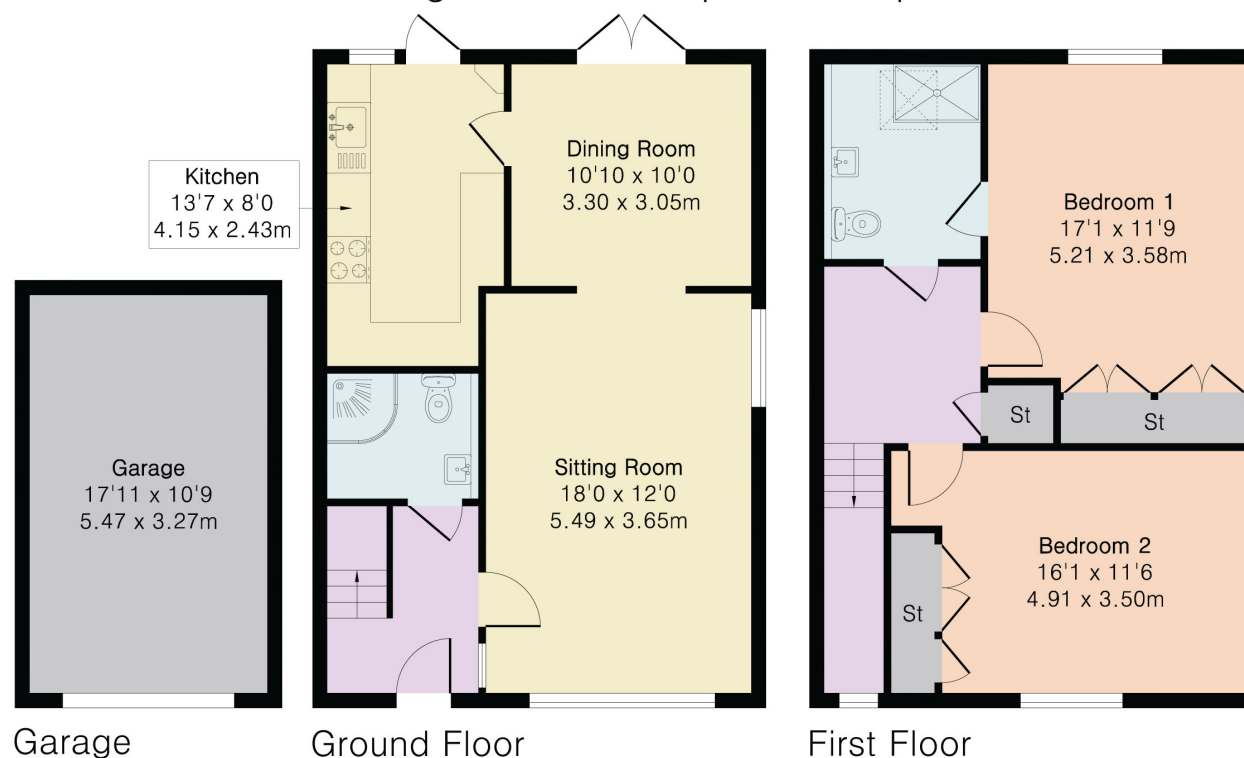


## Approximate Gross Internal Area 1277 sq ft - 118 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 542 sq ft – 50 sq m

Garage Area 193 sq ft – 18 sq m



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.