



22 Friday Street, Minchinhampton, Gloucestershire, GL6 9JL  
£375,000

**PETER JOY**  
Sales & Lettings



## 22 Friday Street, Minchinhampton, Gloucestershire, GL6 9JL

A pretty Grade II listed Cotswold stone cottage in a quiet, popular street in sought after Minchinhampton with two double bedrooms, two reception rooms, a bathroom and first floor WC and an enclosed south facing rear garden

ENTRANCE HALL, 14' SITTING ROOM WITH WOOD BURNING STOVE AND GLAZED DOORS TO THE REAR, DINING ROOM, KITCHEN, BATHROOM, TWO DOUBLE BEDROOMS, FIRST FLOOR W.C, ENCLOSED REAR GARDEN WITH STONE BUILT SHED.



Viewing by appointment only

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## Description

A pretty Grade II Listed character property situated in an excellent position in a popular road in sought after Minchinhampton. Friday Street is always so popular, and this location is very much part of the thriving local community, with shops, amenities and a well regarded primary school just down the road and hundreds of acres of National Trust land at Minchinhampton and Rodborough Commons within easy reach. The property is built using traditional methods from Cotswold stone with characterful accommodation arranged over two floors. An entrance hall leads on to a 14' sitting room. This dual aspect room has a fireplace with a wood burning stove and glazed double doors that open to the rear, connecting the interior with the southerly aspect at the rear. A dining room, is beyond this, with a light kitchen and a bathroom with contemporary fittings at the rear of the house. A staircase leads up from the hall to the first floor, with a landing, two double bedrooms and a separate W.C on this floor. Plenty of character has been retained throughout the property, which has a friendly, welcoming feel.

## Outside

The property benefits from a south facing rear garden. Glazed doors open from the sitting room onto this area, which is secluded and private. On a sunny day the light reflects off the rendered back wall - a pleasing contrast with the natural stone façade. This space is paved and gravelled and enclosed with stone walls, with raised flower beds and a useful detached stone-built store.

## 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 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 this office turn right at the mini roundabout and continue up the "W" in the direction of Minchinhampton Common. Turn right at Tom Longs Post and proceed for approximately 500 yards turning right again into the centre of Minchinhampton. At the Market Square turn left into Friday Street and continue. The property can be found towards the top of the road on the right.

## 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

# 22 Friday Street, Minchinhampton, GL6 9JL

Approximate Gross Internal Area = 62 sq m / 667 sq ft

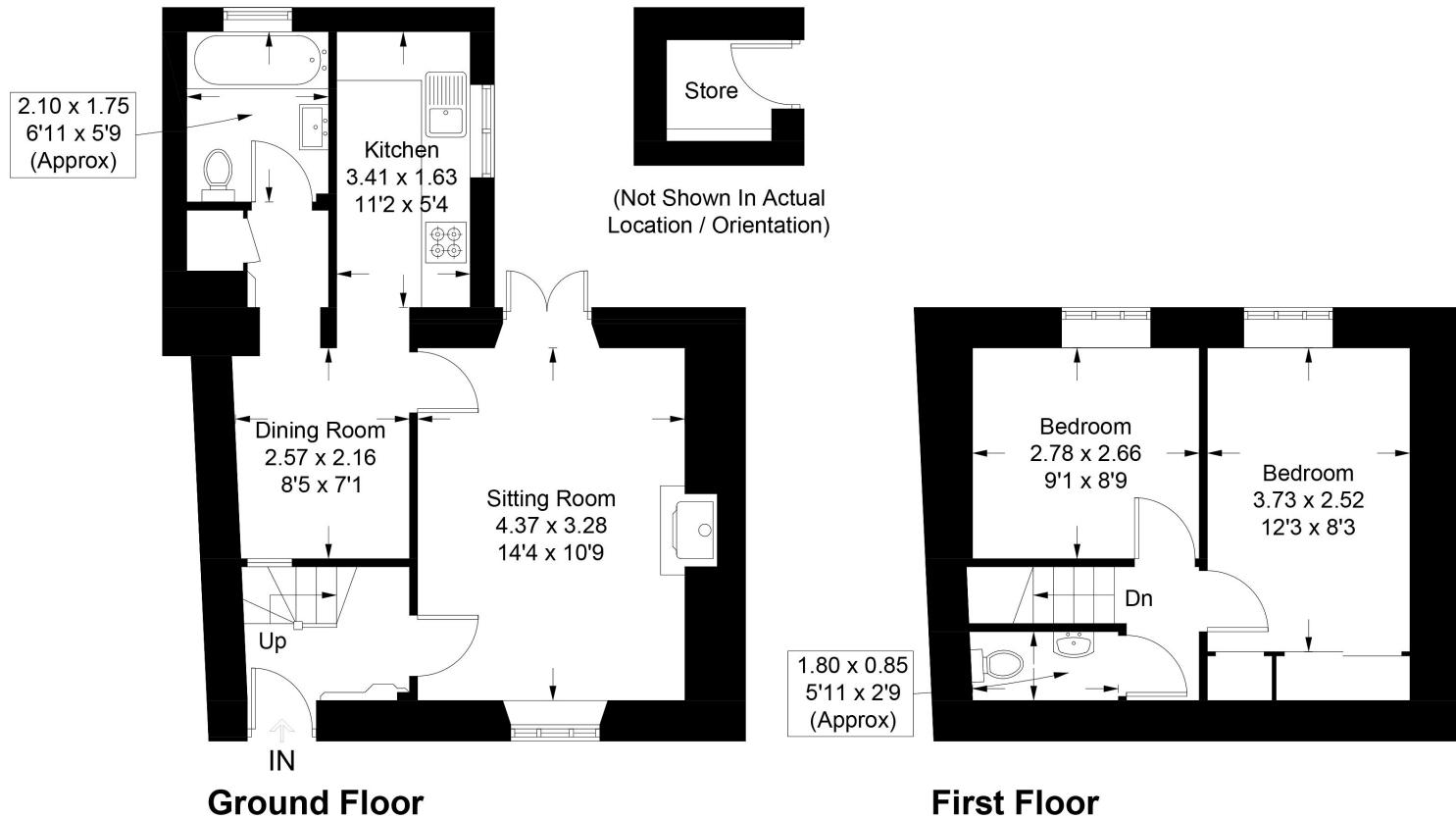
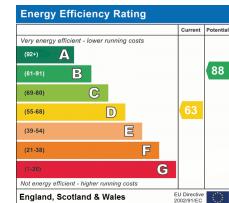


Illustration for identification purposes only, measurements are approximate,  
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed 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.