



Puzzle House, Hampton Fields, Minchinhampton, Gloucestershire, GL6 9AZ  
£735,000

**PETER JOY**  
Sales & Lettings





## Puzzle House, Hampton Fields, Minchinhampton, Gloucestershire, GL6 9AZ

An individual detached family home on the outskirts of Minchinhampton at Hampton Fields with light, spacious accommodation, a gated drive with a garage and a lovely level garden, with a total plot size of 0.36 acres.

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM WITH CAST IRON LOG BURNING STOVE, WELL EQUIPPED KITCHEN LEADING TO A DINING ROOM, FOUR DOUBLE BEDROOMS, BEDROOM 5/STUDY, TWO BATHROOMS, BATHROOM, LARGE GARDENS, DETACHED GARAGE AND GATED PARKING FOR SIX CARS.



Viewing by appointment only

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#### Description

Welcome to Puzzle House, a brilliant family house on the outskirts of Minchinhampton at Hampton Fields. This a super location - close enough to the historic market town to benefit from the shops, amenities and the well regarded primary school, but with enough space and privacy for family life, unlike so many of the cheek-by-jowl town centre properties. The current owners have made the house their happy home for 10 years, and have made many improvements during that time. The resulting accommodation is well planned and spacious, with the flexible living space arranged over two floors. This is a welcoming, vibrant home, full of colour and interesting design touches. A glazed entrance hall is at the front of the property, with plenty of room for everyone's coats and boots. This leads into the entrance lobby, with a galleried landing and parquet flooring. The wooden block floor runs through into the sitting room. This large living area measures 25' and has a feature wood burning stove and three windows to two aspects. The kitchen is at the rear of the original house, with the dining room extension beyond this. These two rooms connect, making for an inclusive kitchen/family space, and the hub of the home. Three bedrooms and a bathroom are also on the floor, with the smallest of these bedrooms currently used as a study. A staircase leads up from the hall to the first floor. A landing, two more bedrooms and another bathroom are on this level, with some 2000 sq.ft. of living space on offer in total.

#### Outside

The property sits in a good level plot of 0.36 acres. This includes a large gravelled gated drive, a detached garage and a large garden. You approach the house through a five bar gate. There is space to park at least six cars, with the garage beyond. This is detached, with an up and over door, power and light and small workshop area. A level area of garden is set to the side of the drive, with this space edged with established borders with a variety of planting. The owners have recently made some first rate improvements to the garden. A fence separates the front and the rear areas, with a gate leading through to the larger rear plot. There is a well kept level lawn here, with a dry stone wall boundary with a great outlook over the neighbouring field. A large patio space is found behind the house, set around an established magnolia tree - the perfect spot for entertaining and relaxing. A gravelled area is beyond this with a timber built summer house in the corner of the garden. Established trees and planting are found around the garden, which is every bit as spacious and interesting as the interior of the house.

#### Location

Hampton Fields is a rural hamlet on the outskirts of Minchinhampton. This historic market town has a good local community, and amenities here include a well regarded primary school, a good pub, a post office, butchers, grocers, corner shop and a doctors surgery and chemist, as well as a selection of cafes. A more comprehensive range of shops are available in both Nailsworth and Stroud, which are both some four miles away. Nailsworth benefits from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Stroud town enjoys a weekly farmers market, thriving cafe culture and regular arts based festivals. Stroud railway station provides regular services to London, Paddington and junctions of the M4 and M5 motorways are within easy reach.

#### Directions

From our Nailsworth office turn left and as you approach the mini roundabout turn right and continue past Morrison's carpark, over the cattle grid and follow the road up the 'W' towards Minchinhampton Common. Proceed over the common turning right at Tom Long's Post towards Minchinhampton and Cirencester. Proceed along this road for approximately 1½ miles turning right by The Ragged Cot Public House. Follow this road along where Puzzle House can be found on the left hand side just before the next junction.

#### Property Information

The property is Freehold. The council tax band is F. Mains Gas, electricity and water are connected, and the property has a private drainage system. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast connections, and you are likely to have good voice and data mobile service from all major providers although reception inside may be limited.

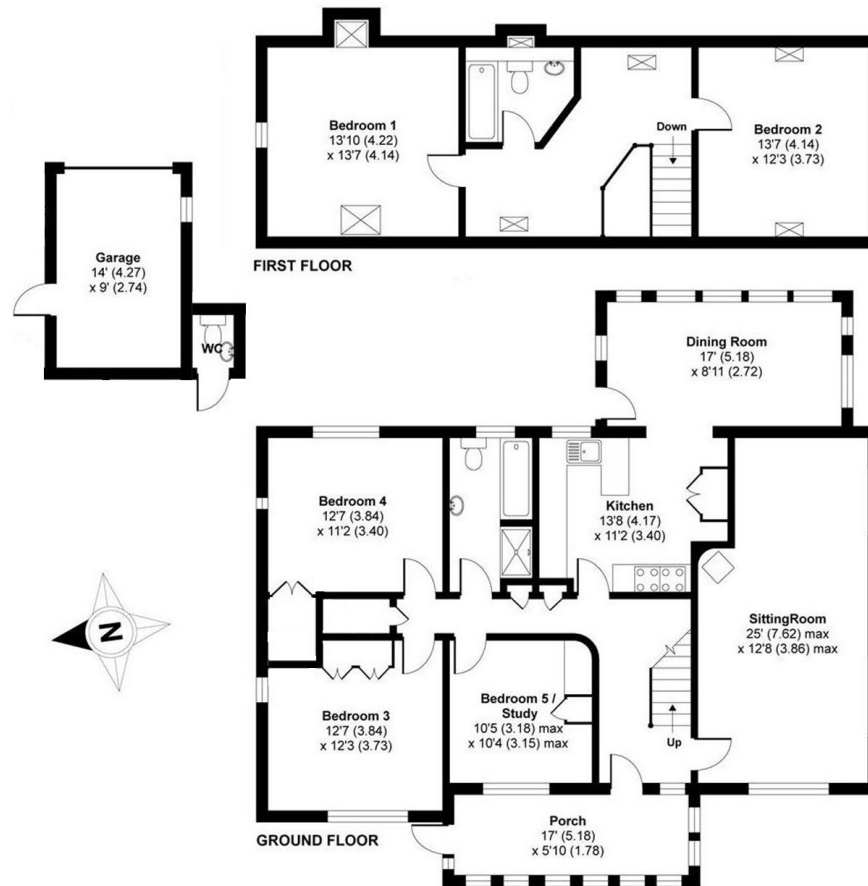
#### Local Authority

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





APPROX. GROSS INTERNAL FLOOR AREA 2122 SQ FT 197.1 SQ METRES  
(INCLUDES GARAGE)



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.