



7a Old Common, Minchinhampton, Gloucestershire, GL6 9EH
£300,000

PETER JOY
Sales & Lettings



7a Old Common, Minchinhampton, Gloucestershire, GL6 9EH

A good size semi detached house in a no through road on the outskirts of Minchinhampton with two double bedrooms, a rear garden, two parking spaces and the Old Common at the end of the road

ENTRANCE HALL, CLOAKROOM, KITCHEN, SITTING ROOM/DINING ROOM WITH DOORS TO THE GARDEN, TWO DOUBLE BEDROOMS, BATHROOM PARKING AND GARDEN



Viewing by appointment only

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Description

A light and bright modern semi detached house situated in a quiet no through road on the outskirts of ever popular Minchinhampton. This location is very much part of a good local community and allows for easy access to both the shops and amenities of this quintessential market town and hundreds of acres of National Trust land at Minchinhampton and Rodborough Commons, with The Old Common itself (a bit of a hidden gem) at the end of the road. The property is built using traditional methods with accommodation arranged over two floors. An entrance hall, cloakroom, kitchen and sitting/dining room with glazed doors that open onto the garden are on the ground floor. A staircase leads up from the entrance hall, with a landing, two double bedrooms and a bathroom on this level.

Outside

The property benefits from parking and a rear garden. The parking is an allocated area in the courtyard to the front of the property and offers spaces for two cars. There is a side pedestrian gate that leads into the rear garden. This level area can also be accessed from the sitting/dining room, with a paved seating area directly behind the house and a lawn beyond. This is enclosed by fencing and there is a shed in the back corner.



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. Continue over the common turning right at Tom Long Post on the Cirencester Road and pass the turning for Dr Browns Road and Butt Street on your right. Take the next right into the Old Common and bear left. Follow this road around to the left and continue. The property can be found just set back from the road on the right-hand side as identified by our for sale board.



Agents note

The pictures being used were taken when the previous tenant was in occupation.

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 ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

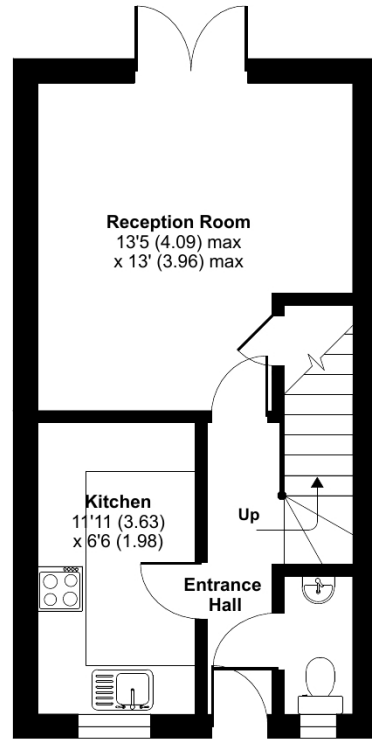
Local Authority

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

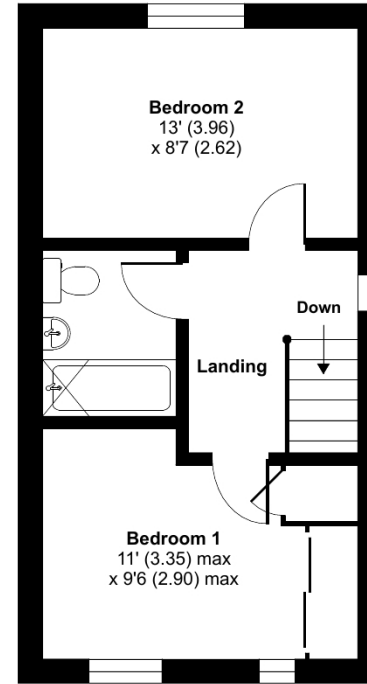
Old Common, Minchinhampton, Stroud, GL6

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



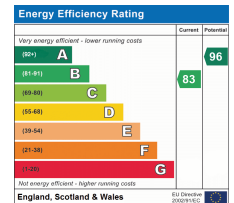
GROUND FLOOR



FIRST FLOOR



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: 1173444



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.