



4 Vosper Croft, Minchinhampton, Gloucestershire, GL6 9EU  
£450,000

**PETER JOY**  
Sales & Lettings





## 4 Vosper Croft, Minchinhampton, Gloucestershire, GL6 9EU

Offered CHAIN FREE - a modern detached family home enjoying a corner position within a cul-de-sac location with light and airy accommodation arranged over two floors with a single garage with parking space to the front and south facing enclosed rear garden

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM, GARDEN, GARAGE AND PARKING



Viewing by appointment only

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## Description

Nestled on a corner in a cul-de-sac near the lovely market town of Minchinhampton is this modern detached family home, crafted by Lovell Homes some eight years ago. The house offers a harmonious blend of contemporary design and practicality, boasting a chain-free status and an enviable proximity to 600 acres of National Trust common land at Minchinhampton. It is also within walking distance of the town itself.

Upon entering you are greeted by an entrance hall with a small study area to the rear, complemented by a convenient walk-in cupboard. A cloakroom provides further convenience, while the sitting room has triple aspect views and a feature bay window that invites the outdoors in, alongside French doors that connect to the garden.

The heart of the home is the modern gloss kitchen, with integrated appliances and an additional set of French doors leading to the rear garden, perfect for al fresco dining and entertaining. Stairs from the hallway lead up to the landing, where the principal bedroom awaits, complete with built-in mirrored wardrobes and an en-suite shower room. Two additional bedrooms and a well-appointed family bathroom complete the upper level, offering ample space for family or guests.



## Outside

Outside, the property has curb appeal with a small lawned front garden enclosed by a pretty flowering hedgerow. The rear garden, which enjoys the southern sun, has a lawn, a pergola enveloped by climbers, flower beds and a decked seating area. There is a single garage with a personal door from the garden, equipped with power and light, with an up-and-over door. There is a parking space in front of the garage, ensuring practicality meets convenience in this modern home.

## 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 breathtaking 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 our Nailsworth office turn left and at the mini roundabout turn right and follow the road passing Morrisons Supermarket, over the cattle grid and up 'the W'. Continue on this road over the common and at Tom Longs Post turn right and follow the road towards Cirencester. Vosper Croft is a turning on the left-hand side just past Besbury Lane. Continue into the cul-de-sac where number 4 can be found on the right-hand side.

## Property information

The tenure is freehold. The council tax band is E. Gas central heating, mains electricity, water and drainage. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and the mobile phone service level is classed as good.

## Local Authority

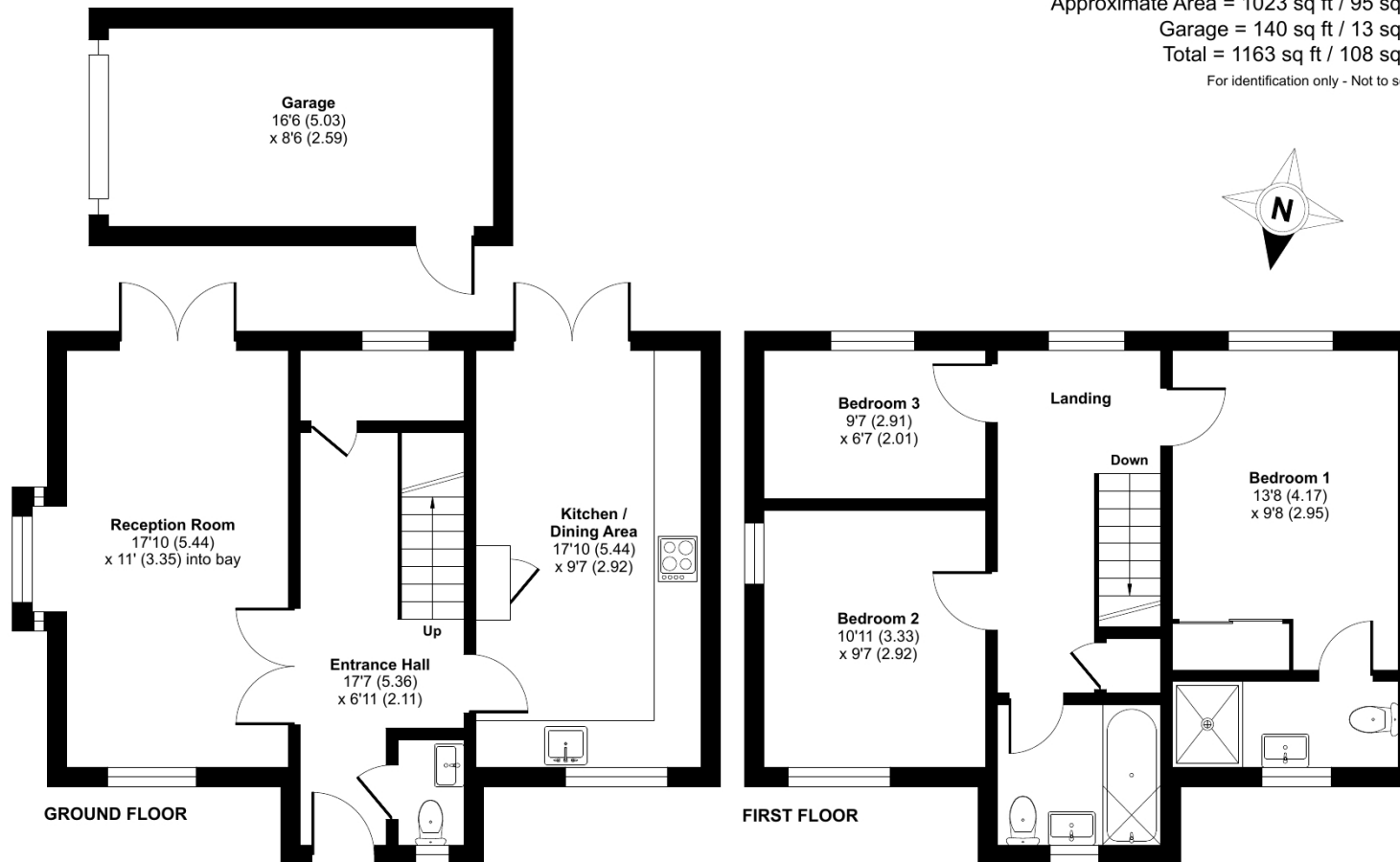
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



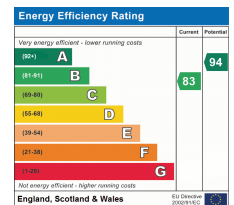
# Vosper Croft, Minchinhampton, Stroud, GL6

Approximate Area = 1023 sq ft / 95 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1163 sq ft / 108 sq m

For identification only - Not to scale



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: 1100225



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.