



# 5 Park Terrace

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Price £375,000



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## 5 Park Terrace, Windmill Road, Minchinhampton, Stroud, Gloucestershire, GL6 9DU

**A neatly presented Grade II Listed two double bedroom Cotswold stone cottage, located in the highly desirable market town of Minchinhampton enjoying a south facing aspect. The character accommodation is arranged over three floors, complemented by generous gardens and out buildings. No Chain.**

**Fine & Country** are delighted to offer for sale this neatly presented, light and airy Cotswold stone cottage, having been tastefully refurbished in recent years. Park Terrace has a rich history, being a row of period `workers` cottages which were built on behalf of the then Lord of The Manor, David Ricardo in 1833. The accommodation, which is over three floors, briefly consists a generous sitting room with exposed stone work and fire place, kitchen/Dining room, generous landing, two double bedrooms, study and bathroom. Externally you will find the generous front and rear gardens, out buildings and courtyard. Modern additions complement the character features. No Chain.

**Location** - This area of Minchinhampton remains popular, offering traditional blended with the modern amenities, situated in a level position which allows comfortable access on foot to both the extensive National Trust common land and its golf course, and the unspoiled centre with its well-preserved Market Square and High Street of past centuries. There is a good range of local shops and amenities, health care facilities, public house, library, churches, primary school and three 18-hole golf courses. The town is situated approximately four miles to the south east of Stroud where more extensive recreational, schooling and shopping facilities are available, as well as a main line railway station bringing London to within 90 minutes travelling time. The main centres of Cirencester, Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

Stroud Railway Station (3.7 miles) - Kemble Railway Station (11 miles) - Cirencester (10.8 miles) - M5 Motorway junction 13 (12.5 miles) - M4 Motorway junction 18 (26 miles). Distances and times are approximate.

### **Sitting Room 5.57m (18'3") x 3m (9'10")**

Timber door to front, window to front with window seat, exposed beams and stone work, fire surround with wood burner, stairs to first floor, under stairs storage, shelving, radiator and Cotswold stone floor.

### **Kitchen/Dining Room 5.1m (16'9") x 1.78m (5'10")**

Door to rear, two windows to rear, modern range of fitted wall and base units complemented with contrasting work surfaces, stainless steel single drainer sink with mixer tap, tiled splash backs, fitted electric hob with oven under, space for fridge/freezer, wall mounted `Worcester Bosch` boiler and Cotswold stone floor.

### **First Floor**

#### **Landing**

Stairs to second floor, recessed LED down lighting, window to front with window seat. Radiator.

#### **Bedroom Two 2.98m (9'9") x 2.68m (8'10")**

Window to front with window seat, recessed LED down lighting. Radiator.

#### **Study 2.52m (8'3") x 1.83m (6'0")**

Window to rear, recessed LED down lighting, exposed beam and radiator.

#### **Bathroom**

Window to rear, recessed LED down lighting, exposed beam, bath with shower over, low level WC and wash hand basin set within vanity unit, tiled walls, heated towel rail and tiled floor.

### **Second Floor**

#### **Bedroom One 5.22m (17'2") x 2.99m (9'10")**

Window to front, open vaulted ceiling and exposed beams. Radiator.

### **Outside**

#### **Front**

South facing garden being mainly laid to lawn with mature shrub border and attractive railing. The gated access track gives access to the cottage and neighbouring properties.

#### **Rear**

Generous level lawn area in addition to a gated courtyard area with two out buildings currently used as a store and the other as a useful utility space housing the washing machine and tumble dryer. Outside light.

#### **Agents Note**

Our vendor informs us that the property benefits from a pedestrian and vehicle right of way to both the front and rear of the property. The neighbouring properties have pedestrian and vehicle access across the front of the property and pedestrian access only across the rear garden. Number 6 has the right of way through the rear courtyard.

### **Material Information**

Title Number: GR182842  
Tenure: Freehold  
Conservation Area: Yes (Minchinhampton)  
Grade II Listed: Yes  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: No Risk  
Mobile coverage: EE, Vodafone, O2 (Average)  
Broadband Speed: Basic (4 Mbps) Superfast (80 Mbps)  
Satellite/Fibre TV Availability: BT, Sky.

### **Selling Agent**

Fine & Country  
01453 751661  
[stroud@fineandcountry.co.uk](mailto:stroud@fineandcountry.co.uk)

### **Local Authority**


Stroud District Council - Band C

### **Directions**

For SAT NAV use: GL6 9DU

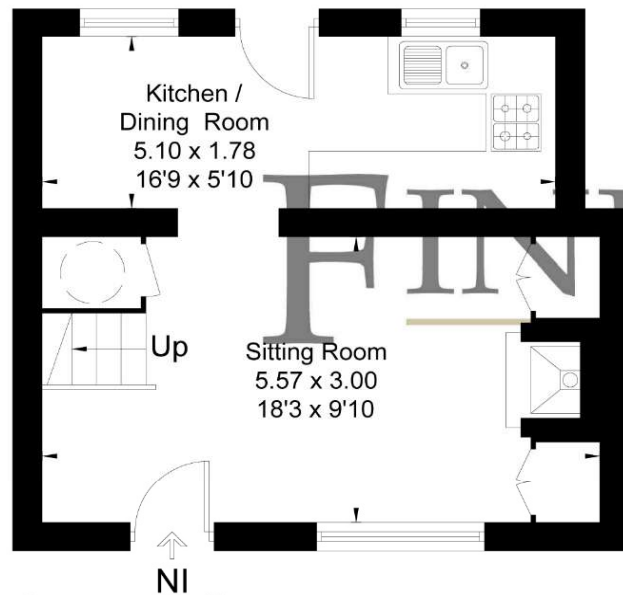
Park Terrace is most easily found from Stroud by following directions for Cirencester on the A419. On reaching Brimscombe Corner, turn right on to Brimscombe Hill and follow this road until you reach the cross-roads on the common (Tom Long's Post). Turn left, then immediately right and then immediately left again and follow Windmill Road until you reach Dr Browns Road on your left. Parking can be found here with Park Terrace sitting immediately after Dr Browns Road.

Approximate Floor Area = 70.2 sq m / 756 sq ft  
 Utility = 1.4 sq m / 15 sq ft  
 Total = 71.6 sq m / 771 sq ft (Excluding Shed)

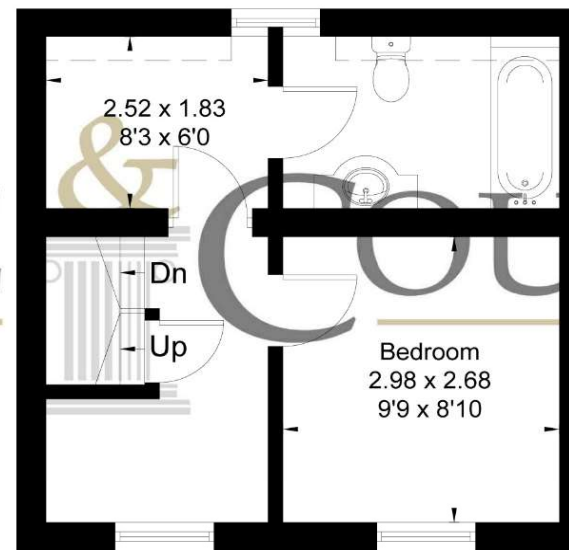
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



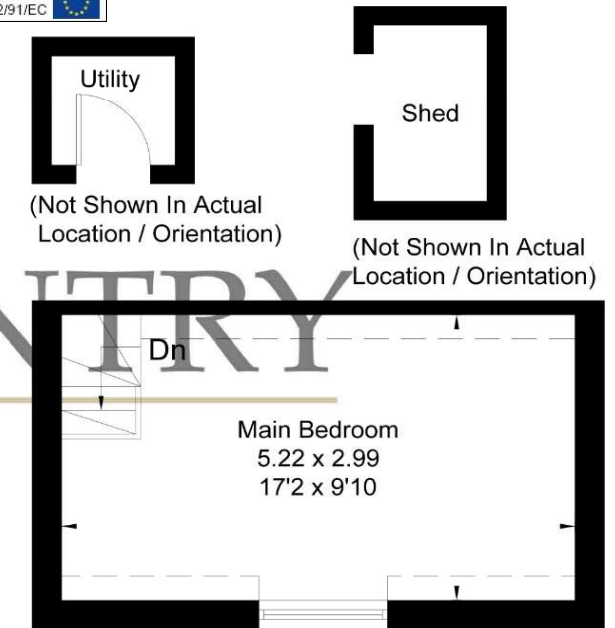
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82093

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



