

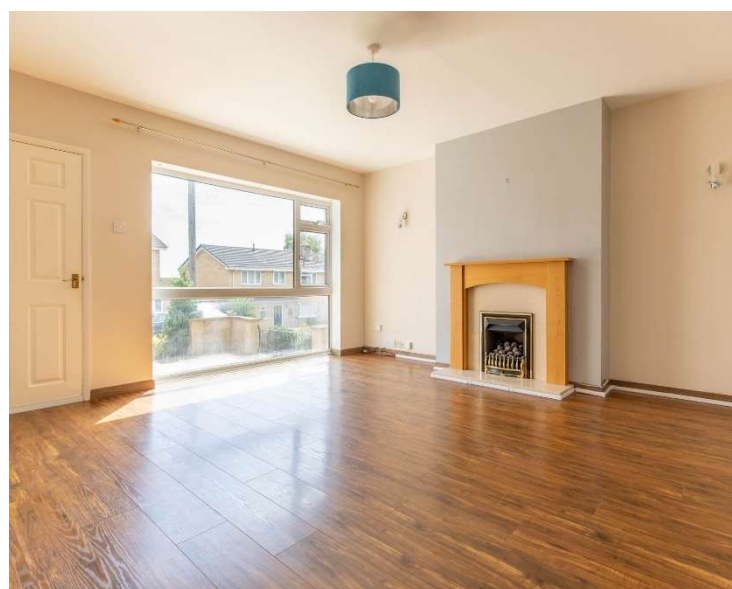


# Manor Close

*A modern residence offering modern living in a charming village setting.*

 5
  2
  2

£675,000  
Freehold



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## 2 Manor Close, Minchinhampton, Stroud, Gloucestershire, GL6 9DG

**Modern five-bedroom detached home in Minchinhampton, offering spacious living, stylish interiors, and a private garden. Close to National Trust land, golf courses, and village amenities. Excellent schools and transport links nearby. No onward chain.**

### The Property

Nestled in the enchanting village of Minchinhampton, ideally positioned between Stroud and Cirencester, 2 Manor Close is a generously extended, modern five-bedroom detached home. The property offers a harmonious blend of calm and contemporary elegance and is available with no onward chain.

Located within a vibrant and creative community, the home benefits from immediate access to rolling countryside, extensive National Trust common land, and a nearby golf course. The village centre, with its well-preserved Market Square and historic High Street, is easily accessible on foot. Minchinhampton offers a wide array of amenities including independent shops, healthcare services, a public house, library, churches, a primary school, and three 18-hole golf courses. The village retains its character through a picturesque landscape of honey-hued cottages, winding lanes, and dry-stone walls.

### Accommodation

The property has been thoughtfully extended to provide spacious and adaptable living across two floors. The layout is well-suited to both elegant family life and remote working.

The ground floor features an entrance porch leading into a welcoming sitting room. A stylish and well-appointed kitchen/breakfast room opens into a generous family room with direct access to the enclosed rear garden. Additional ground floor spaces include a utility room, cloakroom, and a study or fifth bedroom, offering flexibility for guests or home office use. An inner hall staircase leads to the first floor, which comprises four spacious double bedrooms and a contemporary family bathroom with a separate shower cubicle. The main bedroom benefits from a private en-suite shower room.

### Design and Features

The property showcases generous proportions, neutral décor, and high-quality fittings throughout. Modern enhancements include double glazing, gas central heating, and full fibre internet, ensuring comfort and connectivity to meet contemporary living standards.

### Gardens and Grounds

To the front of the property, there is ample off-street parking with potential for EV charging, complemented by mature flower and shrub borders and exterior lighting. Gated side access leads to the rear garden.

The rear garden is primarily laid to lawn and features mature planting, young trees, and raised Cotswold stone borders. A paved patio area and security lighting create an inviting space for both entertaining and peaceful reflection, all within a secure and private setting.

### Location and Lifestyle

Minchinhampton is a delightful market town with architecture dating predominantly from the 17th century. It hosts a weekly food and craft market and offers a variety of independent shops, including a specialist butcher, award-winning cheese and dairy shop, chemist, post office, and the recently renovated Crown Inn. The Minchinhampton Golf Club is located on the nearby common.

Nearby towns such as Cirencester, Tetbury, Nailsworth, and Stroud offer a rich blend of heritage and modern amenities, including excellent schools, vibrant arts scenes, and thriving local communities with independent retailers and delicatessens.

### Education and Connectivity

The area benefits from a strong educational offering, with schools such as Beaudesert Park School (1.6 miles), Westonbirt, Cheltenham College, Cheltenham Ladies' College, King's School, and Marlborough College all within easy reach.

Transport links are excellent, with convenient access to the A46, M5 (Junction 13), and M4, providing routes to Bath, Bristol, Birmingham, Oxford, London, and Heathrow International Airport. Mainline rail services to London Paddington are available from Stroud Station (approximately 3.8 miles away).

### Material Information

Title Number: GR21541  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: E  
Annual price £2853.98 (2025/26)  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: Very low risk  
Mobile coverage: EE, Vodafone, Three, O2  
Broadband Speed: Basic (8 Mbps) Superfast (61 Mbps) Ultrafast (1000 Mbps)  
Satellite/Fibre TV Availability: BT, Sky

(This information is subject to change and should be checked by your legal advisor)

### Selling Agent

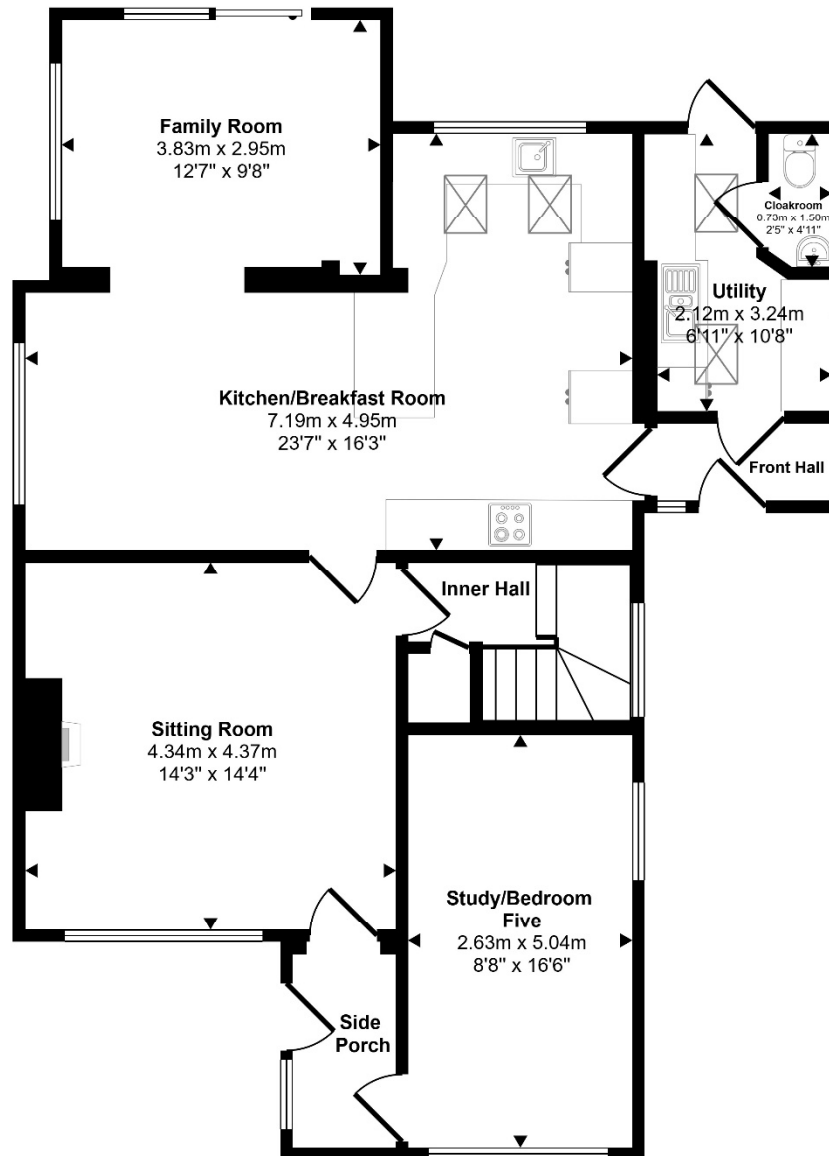
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### Directions

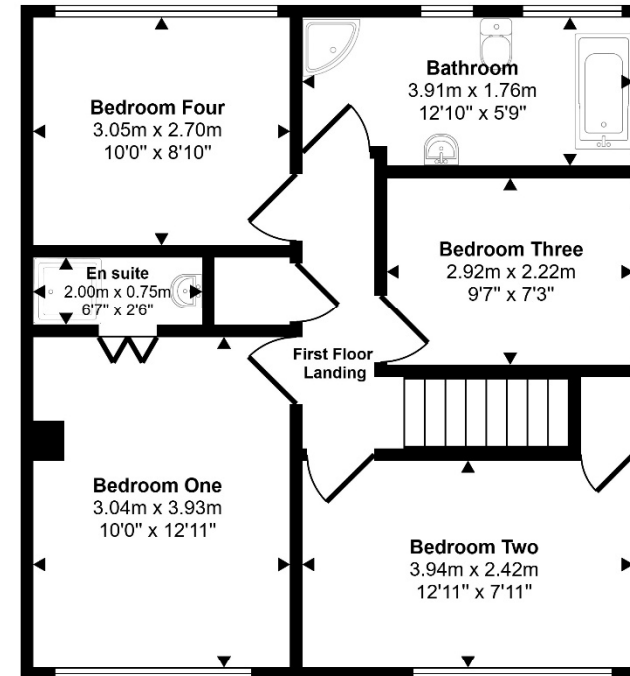
For SAT NAV use: GL6 9DG

From Stroud take the A419 road towards Cirencester. On reaching Brimscombe, after approx two miles turn right up Brimscombe Hill to join Minchinhampton Common. At the junction turn left, then right and immediately left again, sign posted to Minchinhampton to join Windmill Road. Continue for a short distance and then turn left into Dr Browns Road. Take the first right in Cambridge Way, then the second right into Manor Close. The property will be found on your right, clearly identified by our For Sale.

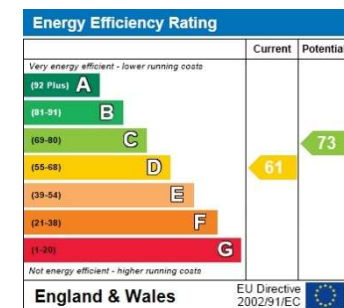
Approx Gross Internal Area  
147 sq m / 1587 sq ft



Ground Floor  
Approx 93 sq m / 997 sq ft



First Floor  
Approx 55 sq m / 589 sq ft



**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.



