



37 Tetbury Street, Minchinhampton,  
Gloucestershire, GL6 9JH

**Perry Bishop**  
and Chambers

the agent who keeps you informed

# 37 Tetbury Street, Minchinhampton, Gloucestershire, GL6 9JH

Price: £265,000

## The Property

Situated in the most sought after town of Minchinhampton and within easy walking distance to local shops stands this beautifully presented two double bedroom character cottage with garden and summerhouse.

On entering there is a good size sitting room with feature fireplace and gas-fired stove, this leads through to a nice size kitchen with space for a breakfast table. There is also a downstairs cloakroom.

Leading up to the first floor there is a double bedroom and a spacious family bathroom with a shower over a bath. On the second floor there is the master bedroom with a feature window looking out towards the rear garden.

To the outside there is a patio area, nice size garden and a lovely summer house.

## Amenities

The town of Minchinhampton is a most sought after area with a highly regarded primary school and 600 acres surrounding National Trust common land. There are also several coffee shops, bistros & restaurants, a corner shop, a library, sports & social club with football and rugby teams, doctors, dentists and a pub. There is a strong sense of community with a good social network. The surrounding villages also offer some well-regarded private and public sector schools including a Steiner school.

The nearest town of Nailsworth is approximately 1 mile away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and

shops, salons, antiques & furniture shops and galleries for local craftspeople which have an annual arts festival. The town also offers banks, post office, butchers, grocery shops, doctors, dentists and a public library.

There are plenty of leisure activities on offer too including a new leisure centre with members club, golf courses, gliding and polo clubs. Approximately 3 miles away is Stroud town offering several good secondary schools, further food, grocery and clothes shopping, cafes, restaurants and bars, leisure activities including 10 pin bowling, a cinema, leisure centre with Lido and tennis courts, plus local clubs.

## Directions

From the Nailsworth office, turn right at the mini roundabout towards Minchinhampton. Travel over the common and at the Tom Longs Post junction, turn right – signposted Minchinhampton. Arriving in town in Tetbury Street, 37 will be seen on the left hand side at the bottom of the hill, and can be identified by our 'For Sale' board.

## Viewings

Strictly by appointment only – appointments to view should be made through our Nailsworth Office – 01453 836736.

## Local Authority

Stroud District Council  
Telephone 01453 836736  
Email address: [customer.services@stroud.gov.uk](mailto:customer.services@stroud.gov.uk)

Ref: NAI23540/SM/61029030









# FLOORPLAN TO FOLLOW

**disclaimer:** these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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