

# MEADOW COTTAGE BALLS GREEN



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# MEADOW COTTAGE, STARVEALL, BALLS GREEN, MINCHINHAMPTON, GL6 9AR

LOCATION, LOCATION, LOCATION! SET WITHIN 0.6 ACRES, THIS CHARMING THREE DOUBLE BEDROOM COTSWOLD STONE COTTAGE ENJOYS AN EXCEPTIONAL SETTING WITH OUTSTANDING FAR-REACHING VIEWS AND SUPERB GARDENS IN A SOUGHT-AFTER POSITION

## *The property*

Situated between the historic market towns of Minchinhampton and Nailsworth, and enjoying an idyllic rural setting with far-reaching countryside views, this beautifully presented and extended three-bedroom end-of-terrace cottage occupies an elevated position and offers a rare opportunity to enjoy countryside living within grounds of over half an acre.

Surrounded by open countryside, the property benefits from public footpaths on the doorstep and an absence of passing traffic, creating a peaceful and highly desirable setting. The gardens are a true highlight and must be seen to be fully appreciated. They feature expansive lawns, a charming wooded glade, and are complemented by off-road parking, a garden studio, wood storage, and a delightful summer house.

The principal access is via the rear, with the main entrance opening into a light-filled kitchen/breakfast room featuring stylish cabinetry, tiled flooring, and bespoke oak-framed windows that beautifully frame the surrounding views. A cloakroom is conveniently

positioned just off the kitchen. The centrally located dining room enjoys countryside views, wooden flooring, and a characterful stone fireplace with woodburner, with access to a cellar below. A separate home office provides a practical workspace, also enjoying a pleasant rural outlook. At the front of the property, the sitting room is rich in character, showcasing exposed Cotswold stone, a raised fireplace with woodburner, wooden flooring, and a deep window seat—an ideal spot to relax and take in the scenery. A hallway leads to the porch, front entrance, and stairs rising to the first floor.

The first floor comprises two double bedrooms and a family bathroom. The front bedroom features an ornate fireplace and stunning far-reaching views, while the rear bedroom includes built-in wardrobes and overlooks the gardens. The second floor is dedicated to a generous principal bedroom, enjoying elevated countryside views and a real sense of privacy.





**Guide price**  
**£700,000**

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- *Total plot measures 0.6 acres*
  - *Three Bedrooms*
  - *Two Reception Room*
  - *Kitchen/Breakfast Room*
  - *Home Office*
  - *Family Bathroom*
  - *Garage with Studio, large Store, Summer House*
  - *Parking*
  - *Outstanding Grounds*
  - *Restrictive Covenants - ask agent*
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**WITHIN EASY REACH...**  
*Minchinhampton 0.9 miles*  
*Nailsworth 1.3 miles*  
*Stroud Train Station 5 miles*  
*Kemble Train Station 10.9 miles*  
*Cirencester 11.3 miles*  
*Tetbury 6.4 miles*

## *Outside*

The extensive grounds are a major highlight. Mainly enclosed by Cotswold stone walls, the gardens lie to the rear of the cottage. The majority are laid to lawn with a variety of trees dotted throughout, and at the far end is a small enclosed wooded glade. There is parking for several vehicles, a detached garage with store attached, a 21ft wood store, and an attractive summer studio with covered patio to the side, perfect for a hot tub. The shepherd's hut is not available to purchase. PROPERTY INFO: Mains gas, mains drains, central heating and two wood burners. Ofcom: Broadband: Ultrafast. Mobile coverage - outdoor mainly good, indoor variable. Directions follow What 3 Words: powers.foot.stockpile.

## *Situation*

Starveall, within the small hamlet of Balls Green, is a wonderfully peaceful rural setting ideally positioned between Minchinhampton and Nailsworth. Minchinhampton itself offers excellent day-to-day amenities including a newly constructed doctors' surgery, village stores and post office, as well as the well-known Crown Inn. Nearby, the popular Wayside Pub is renowned for its famous "two-in-one" pies. The area enjoys easy access to the Minchinhampton Commons, offering acres of open access land, walking routes and outstanding natural beauty, as well as the vibrant independent shops, cafés and restaurants of Nailsworth. It is particularly well served for schooling, with highly regarded state and independent options nearby, and is also known for excellent leisure facilities, including several prestigious golf courses on and around the Commons. For commuters, Stroud and Kemble stations both provide direct services to London Paddington, making the area an attractive blend of countryside living with strong connectivity.



Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft  
 Double Garage = 39.4 sq m / 424 sq ft  
 Outbuildings = 40.2 sq m / 433 sq ft  
 Total = 201.3 sq m / 2167 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290756)



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 9AR

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

