

ROCKLEIGH, MINCHINHAMPTON



ROCKLEIGH, CIRENCESTER ROAD, MINCHINHAMPTON, GL6 9EQ

A DETACHED 1920S RESIDENCE WITH ATTACHED GARAGE, FACING DUE SOUTH TO CATCH THE SUN ALL DAY, IN A PLOT OF APPROXIMATELY QUARTER OF AN ACRE.

The property

With wonderful views over Minchinhampton Common towards the village and church at the front and over the Stroud valley to the opposite hills at the back, this house has been extended and updated over the years, including new windows and doors, giving a sense of space and light. It is set back from the road by a large drive providing parking for several cars.

A front porch with a partially vaulted ceiling and tiled floor, currently used as a home office, welcomes you inside, where an inner hallway leads to the ground-floor accommodation and stairs rise to the first floor. Wooden floors run through the open-plan sitting and dining room. A bay window frames the front sitting area, which includes a fireplace with a wood-burning stove, while the dining space opens via bi-fold doors onto the sun terrace and rear garden. The kitchen/breakfast room flows directly from

the dining area and is fitted with modern units, wooden worktops, a dishwasher, oven and gas hob, with glazed panels and bi-fold doors drawing in natural light and views of the garden. A utility room provides side access and leads to a shower room.

Upstairs, four bedrooms offer flexible accommodation. One bedroom benefits from a dual aspect, and another features a bay window overlooking Minchinhampton Common. A third bedroom, arranged in two areas, faces the front, while the fourth looks out over the rear garden. The family bathroom includes a bath and separate shower, and a cupboard houses the boiler and pressurised water system.

A further staircase from the landing leads to the loft, which, subject to building regulations, could be converted into a principal bedroom with an en suite, for which the architect's plans are available.

ACCOMMODATION

*Porch/Home Office • Inner Hall • 31 ft Sitting/Dining Room open into
Kitchen/Breakfast Room • Utility • Shower Room • Four Bedrooms
Bathroom • 23ft x 23ft Attic*

PROPERTY INFORMATION:

Heating: Gas central heating and a wood-burning stove.

Ofcom: Broadband – Ultrafast available.
Mobile coverage: Mainly good outside and inside.

Restrictive covenants date back to 1927.

Garage & Parking: The drive provides parking for several cars.

Mains services: Water, electricity, gas and drainage.

This house owns an eighth share of the field behind.



Situation

Minchinhampton is a Cotswold market town set above the valleys of Stroud and Nailsworth. The town offers a range of everyday facilities, including The Crown public house, cafés, a general store with Post Office, butcher, chemist, a primary school, and local medical and dental services, with a recently constructed doctor's surgery located on the edge of the town. The Church of the Holy Trinity also forms a focal point of the community, hosting various concerts and events.

The town and neighbouring Rodborough are bordered by 600 acres of National Trust common land, which also includes one of two local golf courses. London is accessible by train from Stroud railway station.

Local schooling includes Stroud High School for girls and Marling Grammar School for boys, with independent options at Beaudesert Park School and Wycliffe College. Nailsworth, nearby, provides boutique shops and restaurants, while Stroud offers four supermarkets, including Waitrose, as well as an award-winning Farmers' Market.

WITHIN EASY REACH...

Minchinhampton: 0.5 miles by foot

Stroud Train Station: 4.2 miles

Nailsworth: 2.7 miles

Cirencester: 10 miles

Cheltenham: 19.1 miles

All distances are approximate





Outside

A front Cotswold stone boundary wall, with a cattle grid and pedestrian gate, provides access to the block-paved driveway, offering ample parking. A small lawn at the front is planted with a variety of trees and shrubs. A gravelled side path, with gate, leads to the extensive rear garden.

The rear features a sun terrace adjoining the house, with steps down to a level lawn enclosed by Cotswold stone walls, fencing and hedging. The summer house requires some repair. An attached garage includes a roller door, power and lighting, and a pedestrian door opening onto the terrace.

OUTSIDE

*Drive • Garage • Sun Terrace/
Patio • Lawn • Summer House*

Total plot size 0.233 Acres



Useful Information

Tenure: Freehold.

Postcode: GL6 9EQ.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC Rating D..

Approximate Gross Internal Area = 219.4 sq m / 2362 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 233.7 sq m / 2516 sq ft

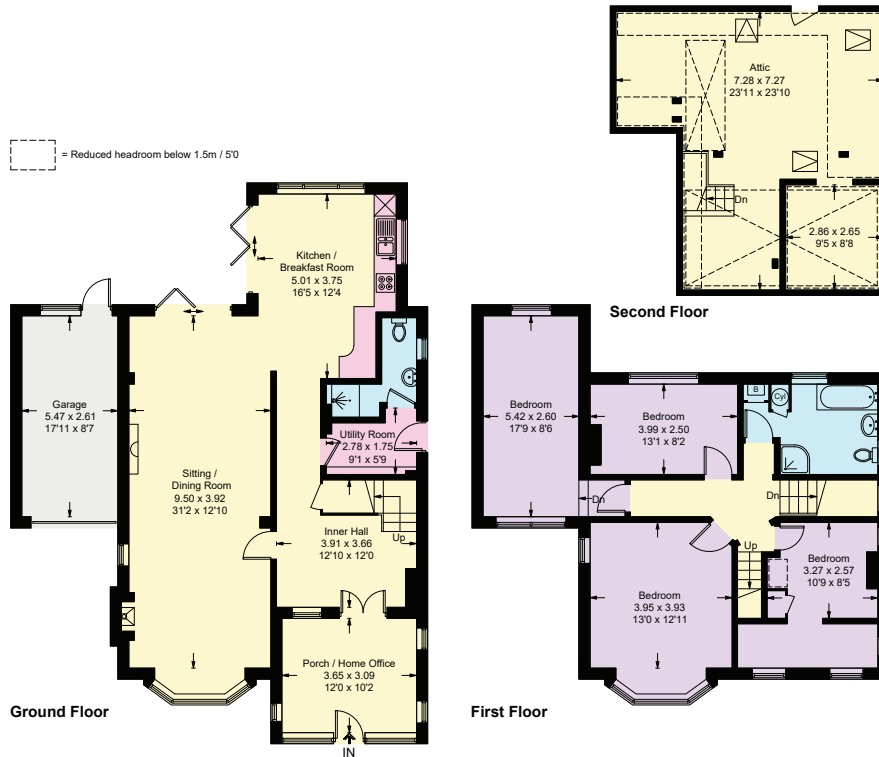


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282895)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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WHITAKER
SEAGER
ESTATE AGENCY

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.