WEAVERS COTTAGE
MINCHINHAMPTON
GLOUCESTERSHIRE
**WEAVERS COTTAGE, 5 BUTT STREET, MINCHINHAMPTON, STROUD, GLOS. GL6 9JP**

**DIRECTIONS.** The property is most easily found by leaving our office up the High Street in Minchinhampton towards the Market House. Weavers Cottage can be found on the left hand side as one enters Butt Street.

**LOCATION.** Weavers Cottage is situated within yards of the historic Market Place at the centre of Minchinhampton. This charming Cotswold town between Cirencester and Stroud is possibly best known for the adjacent common, over 600 acres of open natural countryside free for anyone to enjoy and the responsibility of the National Trust. Minchinhampton is a thriving community with a health centre and dental surgery, a general store, quality butcher, chemist and post office, active church and popular primary school. The town is within a practical distance of the M4 and M5 motorway network. London is normally under 2 hours by road with the alternative of regular train services from Stroud station into London Paddington, scheduled from 93 minutes. Bath, Bristol and Cheltenham are within easy reach. Stroud has Waitrose, Sainsbury's and Tesco superstores, while nearby Nailsworth has free parking and excellent shopping. Minchinhampton, which is on the local bus route, has three excellent golf courses immediately adjacent to it, lovely walks in its vicinity and a wide choice of places to eat out nearby including some excellent country pubs.

Motorway M5 J13 Stroud - 6 miles, Motorway M4 J15 Swindon - 29 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 18 miles, Stroud Railway Station 3.5 miles, Kemble Railway Station - 13 miles, Cirencester town - 10.5 miles, Cheltenham town - 17.5 miles, Bristol Temple Meads - 35 miles. Distances are approximate.

**DESCRIPTION.** Weavers Cottage is special, a fact that is apparent from the moment one steps into it. The vendors have transformed it internally and externally by sympathetically restoring and updating the interior without compromising its period charm, while outside skilfully landscaping the garden. Albeit a cottage, in many ways Weavers Cottage feels much larger with well proportioned rooms and extended to the rear, good circulation space between the kitchen/breakfast room at the heart of the cottage and the other ground floor rooms, while upstairs the generous landing creates the same effect. Weavers Cottage is very well appointed, a skilful joiner has been used and the decor is fresh and inviting. The accommodation comprises the dining hall which opens into the kitchen/breakfast room, a sitting room with inglenook fireplace and wood burner, study, cloakroom, utility, store room and an integral workshop. The master bedroom on the first floor has lovely views to the church, there are two other double bedrooms and separate bathrooms and shower room. The immaculate garden which includes a summerhouse, has been designed to make maximum use of the available space with seating areas, raised borders and vegetable parterres and truly complements the cottage.

**PRICE: £450,000**

**TENURE:** Freehold

**EPC:** EER: Current 69 / Potential 82

**SERVICES:** Mains electricity, gas, water and drainage are believed to be connected to the property. Gas fired central heating.

**VIEWING:** By prior appointment with MURRAYS ESTATE AGENTS, MINCHINHAMPTON OFFICE 01453 886334, who will be pleased to show prospective purchasers around the property.

**AGENTS’ NOTE: (OFFERS)** Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

Ref: 3908

**SUBJECT TO CONTRACT**

**IMPORTANT NOTICE:** Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed: 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate.
Weavers Cottage, 5 Butt Street, Minchinhampton, Gloucestershire

Gross Internal Floor Area Approx -
158 sq metres / 1700 sq feet

First Floor

- Bedroom 3: 3.16m x 3.13m
  10'4" x 10'3"
- Bedroom 4: 4.50m x 3.56m
  14'9" x 11'8"
- Bedroom 5: 3.95m x 2.98m
  13'0" x 9'9"
- Landing

Ground Floor

- Sitting Room: 3.96m x 3.56m
  12'10" x 11'8"
- Dining Room: 3.92m x 3.27m
  12'10" x 10'9"
- Kitchen: 3.83m x 3.74m
  12'6" x 12'3"
- Utility Room: 3.25m x 1.82m
  10'8" x 6'0"
- Study: 3.68m x 3.05m
  12'1" x 10'0"
- Workshop: 2.98m x 2.56m
  9'9" x 8'5"

Garden Store
2.99m x 2.94m
9'10" x 9'6"

Patio Area

Garden Area

Outbuildings
Not Shown In Actual Location Or Orientation
Garden Store May Not Be Included With House Sale