18 Barcelona Drive, Minchinhampton
Gloucestershire, GL6 9DS

End of terrace four bedroom house | Kitchen /dining room with French doors to garden
Master bedroom with en-suite shower room | Enclosed patio garden
Garage and dedicated parking space | EPC C

Guide price £425,000
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4 Bedrooms  2 Bathrooms  1 Receptions

Located in the much sought after town of Minchinhampton and within easy walking distance to the local primary school, amenities and Minchinhampton Common, Wisteria cottage is an easy to manage four bedroom family home offering good size accommodation, a paved rear patio garden, garage and parking space.

On entering there is a cloakroom and leading on there is a good size sitting room with a feature fireplace and views out to the front. The kitchen open-plan dining room is of a lovely size with plenty of built in units and there is plenty of room for a table and family seating area. There are French doors leading out to a fully enclosed easy to manage paved patio area.

To the first floor there are four bedrooms, the master benefiting from its own ensuite shower room and there is also a family bathroom.

To the rear there is an enclosed garden, laid to patio and to the outside there is an open carport.

**Amenities**

The town of Minchinhampton is a most sought-after area with a highly regarded primary school within a 5 minute walk and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros & restaurants, a corner shop, pharmacy, a butcher’s, a library, sports & social club with football and rugby teams, doctors and dentists. There is a strong sense of community with a good social network.

Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs. There are plenty of other leisure activities on offer too including a riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

The area has excellent schools including a boys and girls
grammar school in Stroud and local private schools include Beaufort and Wycliffe. There is a regular bus service over the common towards Stroud, and Kemble Station is a 15 minute drive away making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

**Directions**
From our office in Nailsworth, take the third exit at the mini roundabout in George Street and continue over the cattle grid and up The 'W'. Follow the road over the common and take the turning on the right hand side just before Tom Long's post T junction signposted to Minchinhampton. Carry on along Windmill road and take the second turning on the left into Ricardo Road. Take the first right into Barcelona Drive and the property can be found after a short distance on the right hand side.

**Services & Tenure**
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

**Local Authority**
Stroud District Council

Ref: NAI/29250