Lesmo, Tobacconist Road, Minchinhampton
Gloucestershire, GL6 9JJ

Detached chalet bungalow | Five bedrooms
Quiet cul-de-sac location | Well manicured flat garden
Garage and off road parking for several vehicles | EPC F

Guide price £590,000
Lesmo, Tobacconist Road, Minchinhampton
Gloucestershire, GL6 9JJ

5 Bedrooms  2 Bathrooms  1 Reception

Tucked away in a quiet close in the much desirable and picturesque town of Minchinhampton and within easy walking distance to the shops stands this immaculately presented five bedroom family home offering plenty of parking, beautiful manicured gardens and a garage.

On entering through an enclosed porch which follows through into a spacious central hall with a good size sitting room leading off and enjoying a bay window with views out to the garden. Leading on there are three good size bedrooms, the largest benefitting from its own en-suite shower room and bay window looking out to the garden. The family bathroom is immaculately presented and also enjoys a separate shower.

The kitchen/dining room is of a generous size with plenty of room for a dining room table and has access into a lovely garden room which enjoys views out to the garden with access out to a well designed private patio area. Also leading off the kitchen there is a useful boot room.

Leading up to the first floor there is a spacious landing enjoying plenty of natural light and there are two attic bedrooms, one being of a generous size with plenty of built in eaves storage.

To the outside there is a gated driveway which offers plenty of parking and there is a good size garage. The gardens are beautifully kept with plenty of seating areas and also with a lovely feature pond with patio.

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
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 Beaudesert 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 into the town passing Boots The Chemist and continue along up the hill into Tetbury Street. Take the next left turning into Tobacconist road, following the road round to the right behind the allotments. Take the first left hand turning into the continuation of Tobacconist road and the property can be found on the right as indicated by our board.

**Services & Tenure**

We believe the property is served by mains electricity, water and drainage and air source heat pump. 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/31575
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

APPROX. GROSS INTERNAL FLOOR AREA 1681 SQ FT 156.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted head height

Tobacconist Road, GL6
APPROX. GROSS INTERNAL FLOOR AREA 1681 SQ FT 156.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)