

# 13 WINDMILL ROAD

MINCHINHAMPTON  
GLOUCESTERSHIRE



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**13 Windmill Road, Minchinhampton, Stroud, Gloucestershire, GL6 9DX**

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**AN ATTRACTIVE SMALL TOWN HOUSE ON WINDMILL ROAD, MID TERRACE WITH A 90FT SOUTH FACING REAR GARDEN AND PEDESTRIAN ACCESS TO CUCKOO ROW, BEHIND**

**Entrance Porch, Sitting Room, Kitchen, Breakfast Room, Utility, ground floor Cloakroom, Master Bedroom with En-Suite Shower Room, Second Bedroom, third Bedroom/Study, further Bathroom. Level rear garden with Cabin/Workshop with power and light**

**GUIDE PRICE £350,000**

**DESCRIPTION**

Behind the handsome facade of this compact period terraced home, is an interior with much to recommend it. The front door opens into an inner porch with the staircase and sitting room off. The sitting room is well proportioned with good ceiling heights that are a feature of the property plus flagstone floor and wood burner inset into the fireplace. From here you progress into the fitted kitchen which in turn opens into a well-lit breakfast room, with access out to the garden. The utility room and ground floor cloakroom are offset to the side. The first floor has a double bedroom and single child's bedroom or study. The bathroom between, can usefully be accessed from both rooms. The master bedroom is under the eaves on the top floor, with an en-suite shower room. The level garden to the rear has a southerly aspect and is approximately 90 ft. long. A pedestrian gate leads onto Cuckoo Row from the garden, invaluable for bins or garden machinery. There is a well-proportioned cabin with power and light, in the corner of the garden.

**GENERAL INFORMATION**

13 Windmill Road is within the Minchinhampton Conservation area and an official Area of Outstanding Natural Beauty.

**DIRECTIONS**

From our Minchinhampton Office turn right into West End and continue into Windmill Road. No13 will be found on the left, shortly before the junction with Dr Brown's Road.

**LOCATION**

Minchinhampton is a small historic town in the south-west of the Cotswolds, retaining exceptional facilities for its size, including a general store, butcher, chemist, post office,

pub/restaurant, two independent cafes, an excellent primary school (within easy walking distance of No 13) and doctor and dental surgeries. Perhaps the greatest attraction of Minchinhampton however is the adjoining common, hundreds of acres of National Trust countryside, free for anyone to roam. With three challenging golf courses nearby, rugby, tennis, football and cricket clubs, Minchinhampton is well served for sport (senior and junior), plus lovely walks. Nearby Nailsworth is just down the hill, a thriving town with a wide range of independent retailers, while Stroud has a Waitrose and three other major supermarkets, multiplex cinema and leisure centre. Minchinhampton is circa 90 minutes to London Paddington, from nearby Stroud station and an hour by road, to Bristol.

**TENURE** Freehold  
**EPC** EER: Current 50 / Potential 84  
**SERVICES** All mains services are believed to be connected to the property

**VIEWING** By prior appointment with **MURRAY'S 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.*

**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*

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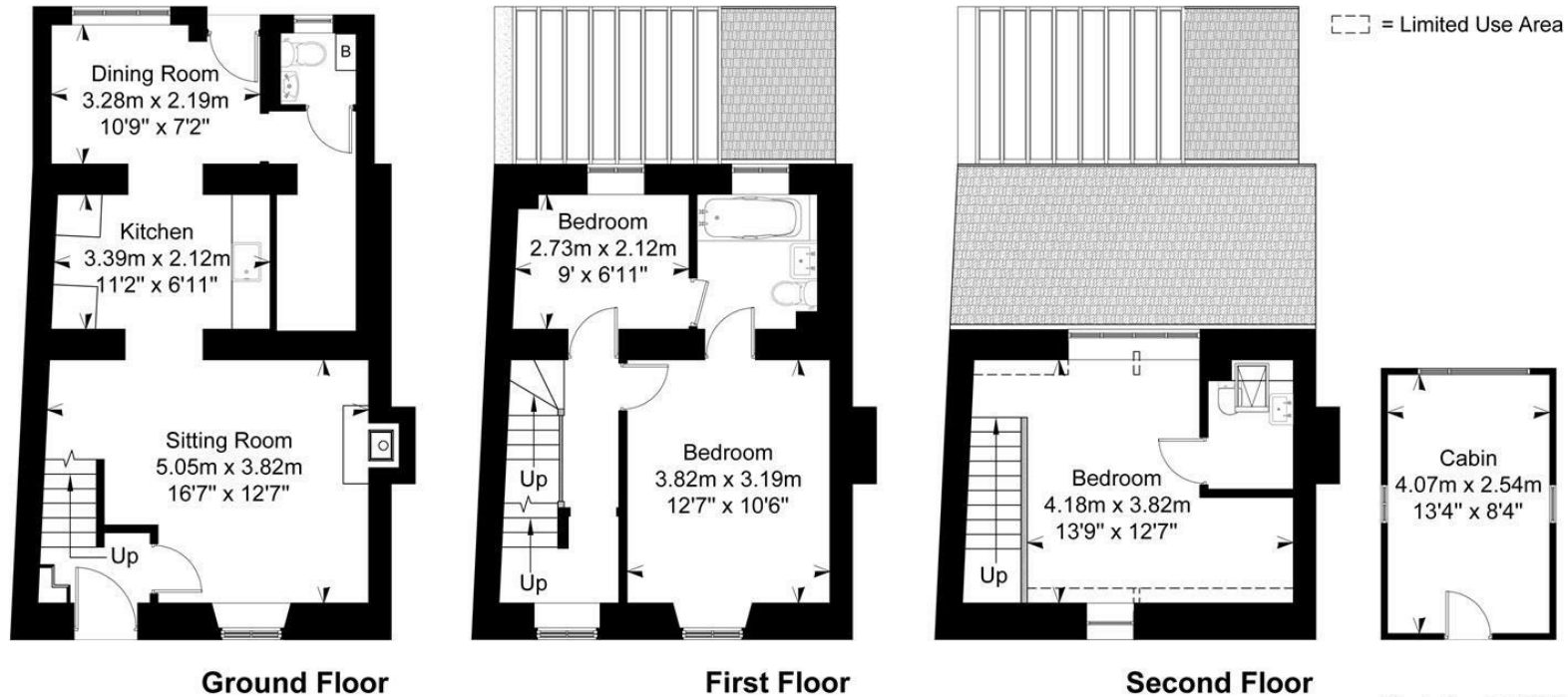




## 13 Windmill Road, Minchinhampton, Gloucestershire

House Approximate IPMS2 Floor Area      97 sq metres / 1044 sq feet  
 Cabin      10 sq metres / 107 sq feet

Total      107 sq metres / 1151 sq feet  
 (Includes Limited Use Area      2 sq metres / 21 sq feet)



Outbuildings  
 Not Shown In Actual Location Or Orientation

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 07890 327 241  
 Job No SP2194  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



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