



JAMES PYLE & CO



**Walnut House, 28 Windmill Road, Minchinhampton, Gloucestershire, GL6 9DZ**

Family sized detached house  
Upgraded, extended and reconfigured  
accommodation

Oak finishes throughout  
4 double bedrooms, 3 bathrooms  
3 reception rooms

Large 31ft kitchen/dining room

Newly landscaped garden for easy maintenance

Private off-street parking and double garage

Short level walk to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £875,000**

Approximately 1,947 sq.ft



‘Located within the pretty Cotswold town of Minchinhampton close to the common, a greatly improved and upgraded detached house offering family sized accommodation’

## The Property

Walnut House is an excellent detached house situated just a short walk to the centre of Minchinhampton and the beautiful surrounding National Trust common land. Over the last few years, the property has been greatly improved with an extension, reconfiguration and thorough update using high quality materials with oak finishes throughout. The room sizes are well-proportioned with the accommodation arranged over two floors extending to 1,947 sq.ft.

The entrance hall features a magnificent oak and glass galleried staircase and leads to the principal reception areas. The main living room has a wonderful bay window complete with fitted window seat storage, a fireplace and bi-fold doors opening to the new garden room. The garden room is filled with natural light through a sky lantern and dual double

doors. The kitchen has been remodelled as open plan creating a substantial 31ft kitchen/dining room with adjoining sitting room. The kitchen is fitted with a breakfast bar, integrated fridge/freezer and dishwasher. A downstairs WC is located off the dining area and there is access to the garage. On the first floor, there are four double bedrooms all with built-in wardrobes. A modern shower room is located off the landing boasting a jet steam shower, whilst both the principal and second bedroom have en-suites.

The rear garden has been subject to all new landscaping, thoughtfully designed for low maintenance and privacy. An artificial lawn features various seating terraces and is bound by Cotswold stone raised beds filled with vibrant shrubs. External lighting illuminates the garden, perfect for the evenings. Within the garden there is a large timber shed housing a hydro pool which is available by negotiation. Entered across a cattle-grid, there

is a good-sized front driveway providing plenty of off-street parking. The double garage has an electric door and power connected.

## Situation

The property is situated in the centre of the highly sought after market town of Minchinhampton which is in the most desirable location surrounded by over 600 acres of National Trust common land. The town has a thriving community with a historic Market Place, an excellent primary school and a range of shops. Nearby market towns Nailsworth, Stroud and Tetbury provide a wider selection of facilities including some excellent schools and Stroud has a mainline railway station to London Paddington and Cheltenham. The local prep school Beaudesert Park is on Minchinhampton Common, with Wycliffe College and Westonbirt School both within practical travelling distances. The M5 is conveniently located within 20 minutes' drive,

whilst road networks link to Bristol, Bath and the M4, Swindon and London.

## Tenure and Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity.

## Directions

From Minchinhampton High Street, head south and turn right at the crossroad onto West End. Follow the lane onto Windmill Road to locate the property on the right hand side. Postcode GL6 9DZ. What3words: ///wired.piper.tent

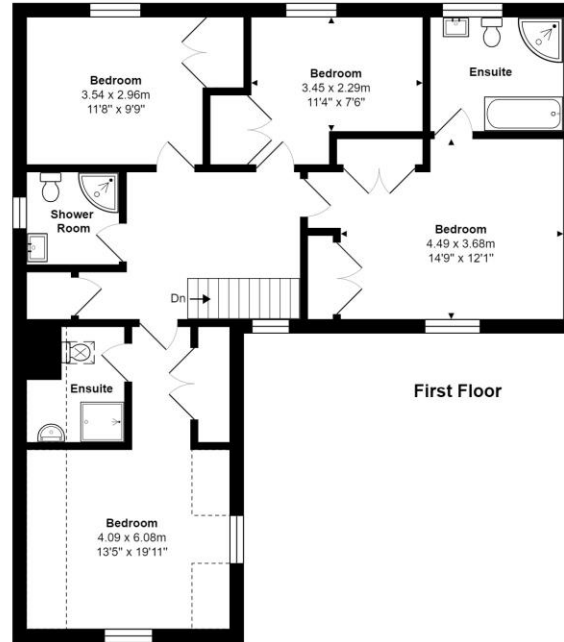
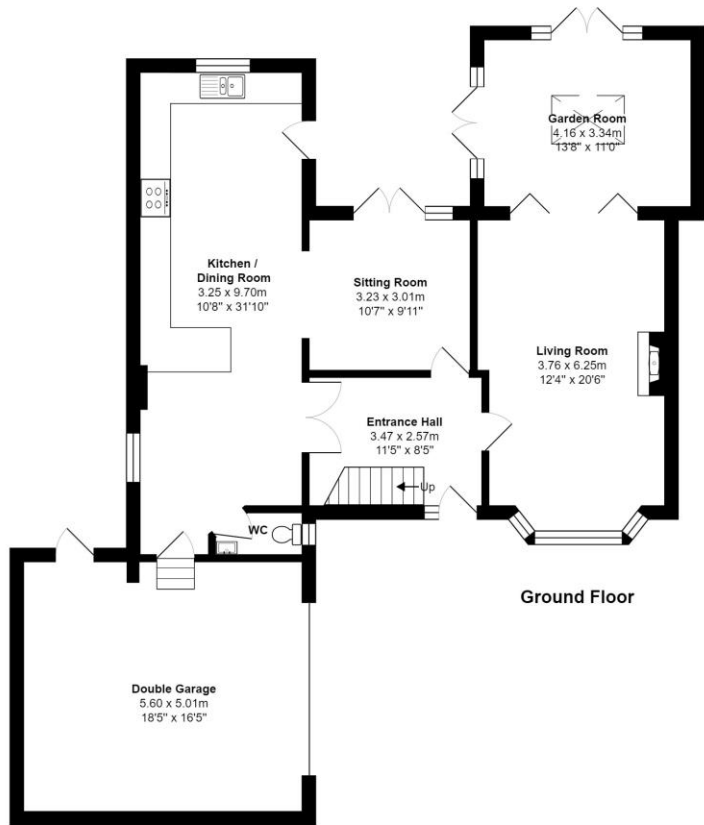
## Local Authority

Stroud District Council

## Council Tax Band

F

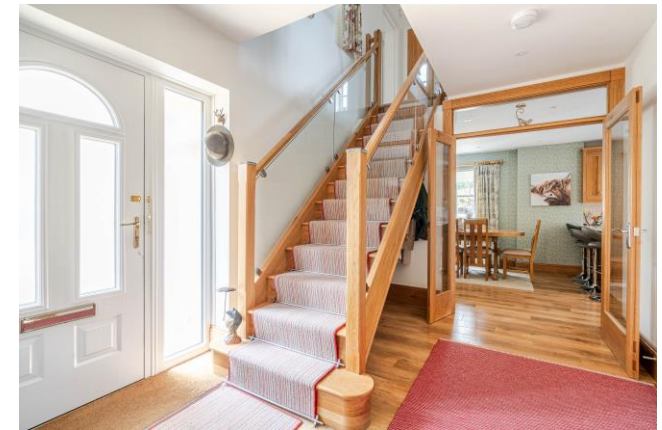




Total Area: 180.9 m<sup>2</sup> ... 1947 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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