



JAMES PYLE^{CO.}



14 Besbury Park, Minchinhampton, Stroud, Gloucestershire, GL6 9EN

Detached modern house
Lovely position backing onto fields
Excellent scope to update and evolve
4 bedrooms
2 reception rooms
2 garages and generous driveway
Front and rear gardens
Sought-after residential road
Close to the towns amenities and beautiful
common land
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £600,000

Approximately 1,403 sq.ft excluding garages

‘Positioned within this desirable residential close backing onto fields, this detached modern house offers a fantastic opportunity to upgrade and refurbish a family-sized home on the edge of a picturesque Cotswold town’



The Property

14 Besbury Park is 1970's built detached house situated within a sought-after residential close on the rural edge of the popular quaint town of Minchinhampton which has a wide range of amenities and sits close to some 600 acres of common land owned by the National Trust. The property lies to the rear of the estate backing onto fields.

Built of reconstructed Cotswold stone under a tiled roof, the property offers family-sized accommodation of around 1,400 sq.ft. arranged over two floors. The ground floor comprises an entrance porch to an inner hall with stairs to first floor and cloakroom/WC off, a dual-aspect living room with open fireplace and patio doors to rear garden, a separate dining room, and a fitted kitchen with an Aga. On the first floor, there are four good-sized bedrooms, a bathroom and built-in storage throughout.

Externally, there is a front lawned garden and driveway leading to an integral garage plus a further adjoining garage to the side. To the rear is a decent sized garden backs onto paddock land and is laid to lawn with shrubs and trees, a vegetable garden and greenhouse.

The property appears to have been reasonably well maintained and has double glazing and gas central heating, however, it is in fairly original condition and requires updating throughout with superb scope to create a stylish modern home.

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.

Additional Information

The property is Freehold with mains gas, drainage, water and electricity. The property sale is subject to a grant of probate which has not yet been applied for. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and

broadband checker, please see the website for more information. Stroud District Council Tax Band F.

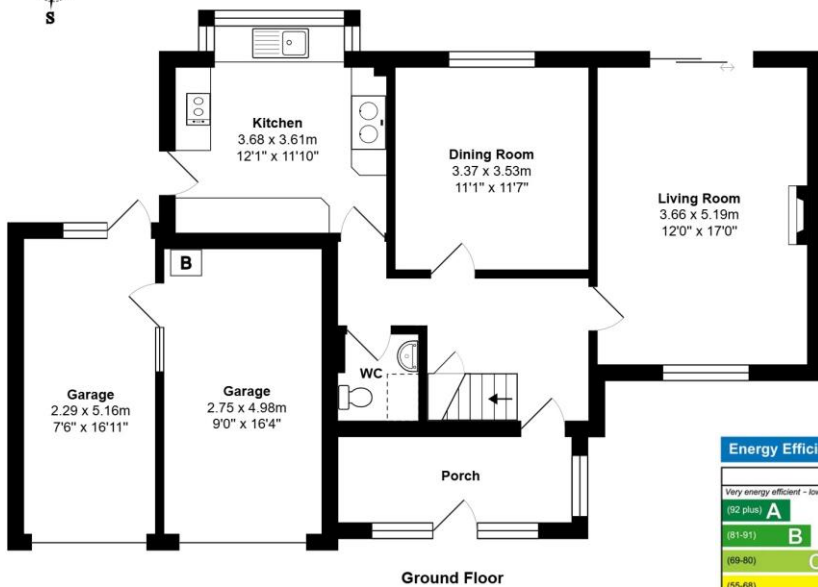
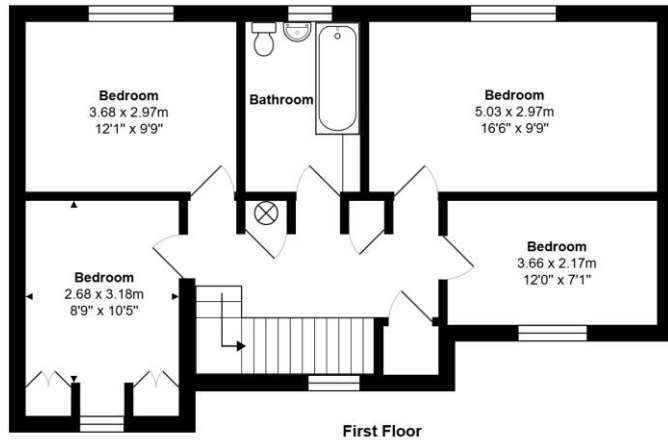
Directions

Leave the centre of Minchinhampton via Cirencester Road heading towards Cirencester. Take the very last left-hand turn into Besbury Park over the cattle grid and then bear left to locate number 14 in the left-hand corner.

Postcode GL6 9EN

What3words: ///feasts.dolly.rigs





Total Area: 130.4 m² ... 1403 ft² (excluding garages)

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 | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577