



ASPEN HOUSE, NR MINCHINHAMPTON



ASPEN HOUSE, CIRENCESTER ROAD, BURLEIGH, STROUD, GL5 2PH

A SUPERB, DETACHED HOME WITH EXCITING OPEN PLAN LIVING, LOCATED ON THE EDGE OF THE VILLAGE, DIRECTLY ACROSS FROM MINCHINHAMPTON COMMON.

The property

With uninterrupted views of Minchinhampton Common, this prestigious, detached residence, close to the village of Minchinhampton, enjoys a contemporary interior, created from quality materials with a fashionable open plan living design.

Our vendors have owned this Cotswold stone property since new in 2016 and have added further superb additions such as the fireplace with wood burner in the drawing room along with engineered oak flooring.

An open hallway with a bespoke oak staircase is the welcoming entrance of this splendid house. Immediately you are 'wowed' by the magnificent and well-appointed kitchen/breakfast room opening directly into the dining room which benefits from a wood burner positioned in the corner and bi-fold doors overlooking the sun terrace and rear garden is very much the heart of the home. This whole area along with the hall, study,

cloakroom, pantry and utility room has limestone flooring with under floor heating. The Drawing Room is an elegant room positioned at the rear of the house with bi-fold doors out onto another patio area and underflooring heating.

Upstairs the bedroom layout is as impressive as the downstairs living space. The main bedroom suite is spectacular with its vaulted ceiling, Juliet balcony enjoying views across the garden, defined dressing area and a luxurious ensuite. At the front and facing Minchinhampton Common, lies another superb guest's bedroom suite also with vaulted ceiling and ensuite. Also on first floor is the third bedroom with ensuite facilities in addition to two further bedrooms and a family bathroom.

Whitaker Seager feel it's important to highlight the efficiency of this house as the energy performance rating is B.



ACCOMMODATION

*Entrance Hall • Open Plan Kitchen/Breakfast Room into Dining Room
Drawing Room • Study • Pantry • Utility • Cloakroom • Main Bedroom Suite
with Ensuite Bathroom and Dressing Area • Two Further Bedrooms with
Ensuites • Two Additional Bedrooms • Family Bathroom*



Situation

Minchinhampton is a quintessential Cotswold market town lying high above the valleys of Stroud and Nailsworth. It enjoys a plethora of facilities including The Crown Inn & The Lodge public houses, cafes, a general store, butcher, chemist and Post Office, as well as Minchinhampton Church of England Primary Academy and both a doctor and dental surgeries. Minchinhampton and neighbouring Rodborough are famed for its magnificent 600 acres of Natural Trust maintained open Common land where one of three local golf courses can be found. London remains accessible by train from nearby Stroud railway station. Schooling is a huge attraction to the area as it includes Stroud High School for girls and Marling Grammar School for boys both based in Stroud. Independent schools in the area are Beaudesert Park School & Wycliffe College. The neighbouring town of Nailsworth is renowned for its excellent boutique shops & eateries whilst Stroud, a historic industrial town, offers four supermarkets including Waitrose, as well as an award-winning Farmers Market.



WITHIN EASY REACH...

Stroud – 3.7 miles

Nailsworth – 2.4 miles

Cirencester – 12.4 miles

Kemble Train Station – 10.4 miles

Gloucester – 12.9 miles

All distances are approximate



A PERFECT SPACE
FOR OUTDOOR
ENTERTAINING



OUTSIDE
Private Drive with Ample Parking
Integral Double Garage
Enclosed Landscaped Level
Gardens and Ample Parking



Outside

Tucked behind a Cotswold stone wall a gated gravelled drive with cattle grid denotes the entrance. A block paved parking area sits to the side of the double garage in addition a small lawned area. Pedestrian access can be found on both sides of the house. The grounds in total measure 0.27 acres with most of this land sitting in the enclosed, landscaped level rear garden. Manly laid to lawn with paved patios, perfect for outdoor entertaining with a wide flower and shrub bed and a variety of trees. It offers plenty of space for children's play equipment or for those wishing to grow their own vegetables.

Services: Mains water and electricity, Gas central heating, Private Drainage.

Useful Information

Tenure: Freehold.

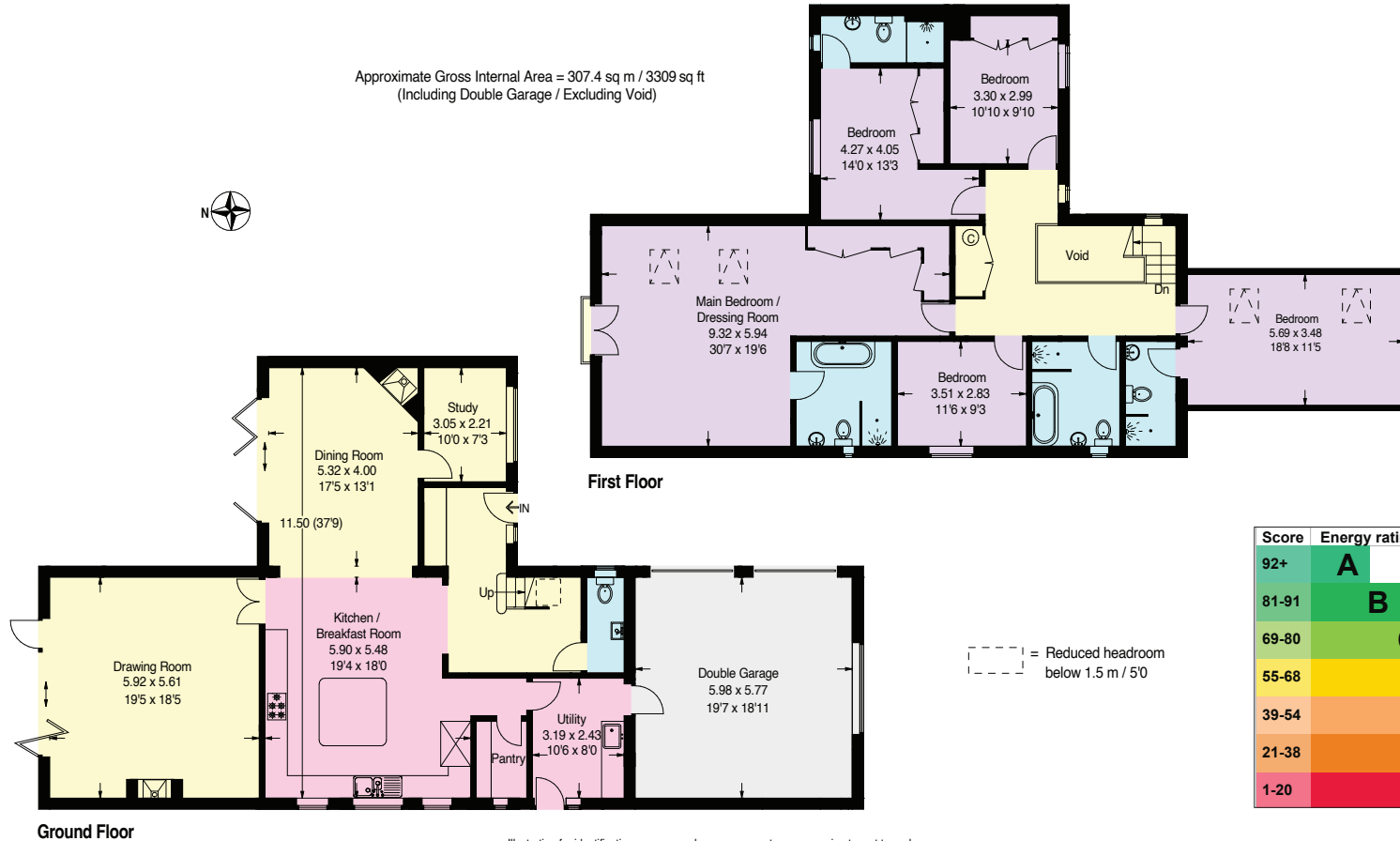
Postcode: GL5 2PH.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC rating B.

Approximate Gross Internal Area = 307.4 sq m / 3309 sq ft
(Including Double Garage / Excluding Void)



- - - = Reduced headroom
below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.
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WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.