

2 BURLEIGH TOR BURLEIGH



WHITAKER
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2 BURLEIGH TOR, BURLEIGH, STROUD, GL5 2PZ

OCCUPYING A SUPERB POSITION LESS THAN A MILE FROM THE CENTRE OF MINCHINHAMPTON, A DETACHED 4 BEDROOM FAMILY HOME SET IN JUST UNDER 1/4 OF AN ACRE.

The property

Occupying a most desirable setting in this exclusive cul-de-sac, positioned just off Burleigh Lane, enjoying ease of access to Minchinhampton centre and acres of National Trust common land. This modern home has undergone a comprehensive programme of modernisation by the existing owners who have created a bright and contemporary modern family home. The main entrance opens to a very useful entrance porch which provides lots of room for hanging coats, this in turn opens to a inner hall. From the inner hallway doors lead to the living space and stairs rise to the first floor. The sitting room spans the depth of the house, boasting a triple aspect outlook with views of both the front and rear gardens, French doors open to a front patio. A woodburning stove offers a great focal point to the room. A recent extension has created the most wonderful family kitchen, boasting room for both dining and living, and French doors opening to the rear garden. Velux roof

lights further ensure that the room is flooded with light. The kitchen is particularly well equipped and stylish, having been fitted with a range of wall and base units, a large central island and a combination of granite and oak worktops. This rooms measures and impressive 24'8. A double oven, integral microwave, induction hob, and dishwasher further add to the kitchens appeal. An adjoining utility room offers further access to the garden and an integral door opens to the double garage. A cloakroom is also located on the ground floor. Four bedrooms are positioned on the first floor. The main bedroom enjoys an outlook to the rear garden and is served by a modern ensuite bathroom. A further three bedrooms have use of a family bathroom with a shower over the bath. Agents note: Please note that the house has been extended since this EPC was created.





Offers in excess of £900,000

- Entrance Porch and Hall
 - Sitting Room
 - Fabulous Kitchen/Dining/Family Room
 - Cloakroom & Utility
 - Main Bedroom with Ensuite Shower Room
 - 3 Further Bedrooms
 - Family Bathroom
 - Double Garage & Gated Private Driveway
 - Generous Gardens
 - Close to Minchinhampton centre and Common
-

WITHIN EASY REACH...

Minchinhampton centre - 0.6 miles on foot

Nailsworth - 2.5 miles

Stroud - 3.9 miles

Cirencester - 10.7 miles

Kemble Railway Station - 10.3 miles

Cheltenham - 17.3 miles

Bath - 28 miles

Bristol - 30.8 miles

Outside

The property enjoys a corner plot within this sought after and exclusive cul-de-sac. Approached through a five-bar gate, a tarmac driveway and attached double garage both provide parking for multiple vehicles. Set in a total plot of 0.24 of an acre, gardens extend to three sides of the house. Bounded with hedging for privacy, the front garden is most impressive, enjoying a westerly aspect and fantastic level lawn, ideal for young families. A paved terrace adjoins the house with French doors opening from the sitting room. Mature trees add both interest and colour. The rear and side garden are similarly laid to lawn, with a paved seating terrace immediately adjoining the kitchen and offering the ideal spot for alfresco dining. Raised vegetable beds and a greenhouse offer great opportunity for the keen gardener.

Situation

The property is tucked away, just off Burleigh Lane, less than a mile from the centre of Minchinhampton and on the edge of the common. 'Minch' 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 a C of E 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. Stroud offers four supermarkets including Waitrose, as well as an award-winning Farmers Market.



Approximate Gross Internal Area = 177.9 sq m / 1915 sq ft
(Including Double Garage & Excluding Void)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID884625)



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Useful Information

Tenure: Freehold

Postcode: GL5 2PZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

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

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.

