FLAT 2, STUART HOUSE
MINCHINHAMPTON







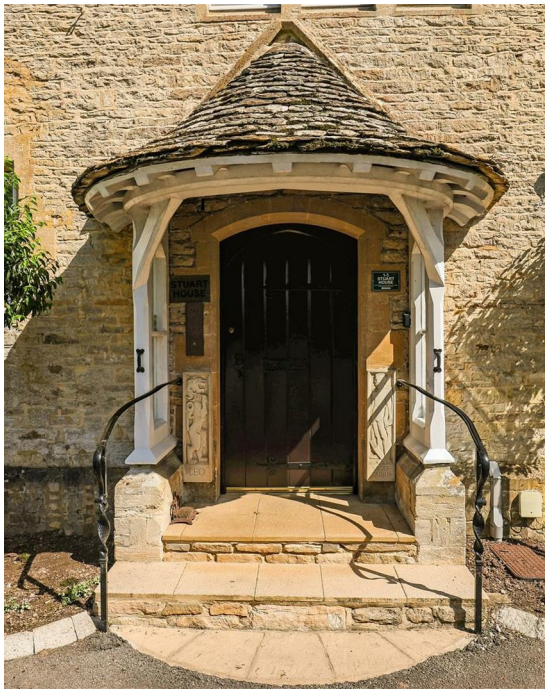




WHITAKER SEAGER







FLAT 2, STUART HOUSE, BUTT STREET, MINCHINHAMPTON, STROUD, GL6 9JS

AN ACCESSIBLE TWO-BEDROOM DUPLEX APARTMENT WITH GARAGE, SET WITHIN A FORMER VICTORIAN RECTORY AND SURROUNDED BY BEAUTIFULLY LANDSCAPED GROUNDS.

the property

Lying at the heart of the estate, this duplex retirement apartment enjoys high ceilings, large windows and well-proportioned rooms. Enjoying delightful views to both front and rear, it occupies a convenient position close to the historic Cotswold market town of Minchinhampton.

The central front door leads into a welcoming communal hallway featuring the original staircase and stairlift rising to the first floor. A minstrel-style landing provides access to the first-floor apartments. On entering Flat 2, a hallway gives access to the living accommodation and a second staircase with stairlift. The kitchen/dining room is a dual-aspect space with two areas. Enjoying views to the front, the kitchen is fitted with a range of units and cupboards, incorporating a built-in dishwasher, oven, hob and extractor. The open-plan layout provides ample space for dining. The sitting room is a dual-aspect room centred around a stone fireplace. The larger window overlooks the attractive gardens with the playing field beyond. This reception room also provides access to a fully fitted study. Upstairs, the landing is flooded with natural light and provides access to the principal bedroom with built-in wardrobes and en-suite shower room, together with a guest bedroom featuring fitted wardrobes and a separate bathroom.

PROPERTY INFORMATION:
Electric heating throughout.
Lease: 150 years from 24 June 2006.
Restrictive covenants apply.
Service charge for 2026: £7,736 per annum, payable quarterly. This covers building insurance, estate management and staffing costs, contribution to the reserve fund, maintenance, utilities, alarm systems, gardening, lifts and related services.
Guest suite available for visitors.
Well-behaved domestic pets welcomed.
A regular minibus service is in operation.
Planned works to Stuart House roof, ridge and chimneys are estimated at £65,000, with further tree maintenance and gardening works estimated at £15,000.
Ofcom: Broadband - Ultrafast.







Guide price

£595,000

- *Over 55's only*
- *1596 sq.ft. Duplex apartment*
- *Two Bedrooms (one with Ensuite)*
- *Sitting Room*
- *Kitchen/Dining Room*
- *Study*
- *Bathroom & Cloakroom*
- *Two stairlifts*
- *Garage*
- *Visitors Parking*

WITHIN EASY REACH...

Nailsworth - 3.1 miles
Stroud - 4.4 miles
Tetbury - 6.2 miles
Cirencester - 10.3 miles

Mobile Coverage: Outdoor mainly good. Inside variable.

Outside

Located down a sweeping drive, Stuart House, the former rectory, forms the centrepiece of the estate, surrounded by attractive retirement homes, beautifully landscaped gardens and magnificent mature trees. A short walk through a private woodland conservation area leads to the heart of the village. There is visitor parking to the front, together with a private garage in a nearby block with electric door and lighting. Discreetly designed recycling areas are positioned close to the entrance. The properties within this retirement village are managed by Cognatum Estates. The estate managers and their team oversee the day-to-day running of the estate, providing homeowners with support and services while maintaining a discreet watch over residents' wellbeing. A Telecare 24 emergency pendant call system is in place, offering reassurance and peace of mind for both residents and their families.

Situation

Stuart Court enjoys a highly convenient position within easy walking distance of the centre of Minchinhampton, one of the Cotswolds' most sought-after market towns, perched above the picturesque valleys of Stroud and Nailsworth. The town offers an excellent range of everyday amenities including a butcher, chemist, Post Office, doctor's surgery and dental practice, together with popular establishments such as The Crown Inn, Henry's Bakehouse and Cucina di Amalfi, creating a strong sense of community and making daily life easy without relying on a car.

Minchinhampton and neighbouring Rodborough are renowned for their National Trust common land, extending to around 600 acres and providing walking opportunities. Golf enthusiasts are equally well catered for, with Minchinhampton Golf Club's celebrated Old Course on the common and the club's Avening and Cherington courses nearby.

Stroud and Kemble offer direct rail services to London Paddington, along with a wider range of shopping and leisure facilities, including Waitrose and the award-winning Stroud Farmers' Market.



Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 165.7 sq m / 1783 sq ft



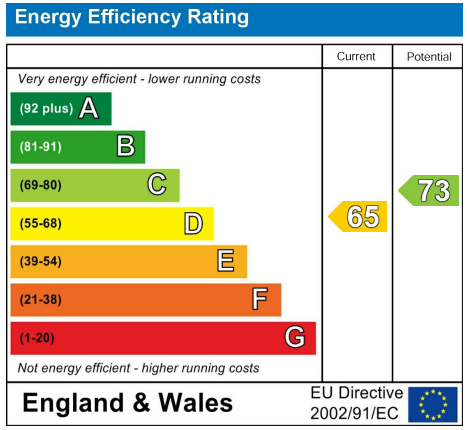


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314147)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Leasehold **Postcode:** GL6 9JS **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 Tax Band D 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.