

Besbury Park, Minchinhampton, Stroud, GL6 9EN



- Detached ● Single storey ● Sought after location ● Walking distance to amenities ● Close to primary school
- Quiet location ● Beautiful garden ● Parking ● Garage ● EPC D

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Minchinhampton, Stroud, GL6 9EN

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

Located in one of the most sought-after roads in Minchinhampton stands this detached three bedroom single storey residence offering a good size garden, a garage and within easy walking distance to the local primary school and shops.

On entering there is a good size hall with a spacious open plan sitting/dining room leading off benefitting from plenty of light, a feature fire place and enjoys patio doors leading out to the rear garden and patio.

The kitchen enjoys views out to the garden and there are plenty of built in units.

Leading on there are three good size bedrooms and the master benefitting from its own en suite shower room.

The family bathroom is beautifully presented and is fitted out in a contemporary style.

To the outside the rear garden is of a good size and well maintained enjoying a raised vegetable patch area and a good size summer house.

To the front there is parking and a garage.

Amenities

The town of Minchinhampton is a most sought-after area with a highly regarded primary school within a 5 minute walk and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros & restaurants, a corner shop, pharmacy, a butcher's, a library, sports & social club with football and rugby teams, doctors and dentists. There is a strong sense of community with a good social network.

Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs. There are plenty of other leisure activities on offer too including a riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

The area has excellent schools including a boys and girls grammar school in Stroud and local private schools include Beaudesert and Wycliffe. There is a regular bus service over the common towards Stroud, and Kemble Station is a 15 minute drive away making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Nailsworth, take the third exit at the mini roundabout in George Street and continue over the cattle grid and up The 'W'. Follow the road over the common and turn right at Tom Long's post. Carry on along the main road and then take the turning on the left hand side into Besbury Park, keep to the left and follow the road round and number 40 can be found on the right hand side,

What 3 Words: ///motels.unzipped.cloak

Services & Tenure

Tenure - Freehold

Electricity - Mains

Water – Mains

Sewerage - Mains

Heating – Mains Gas

Local Authority

Stroud District Council, Stroud

Council tax Band - E

Our reference

NAI210002

15th July 2026

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736







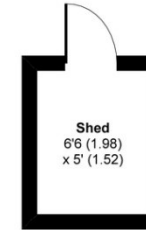
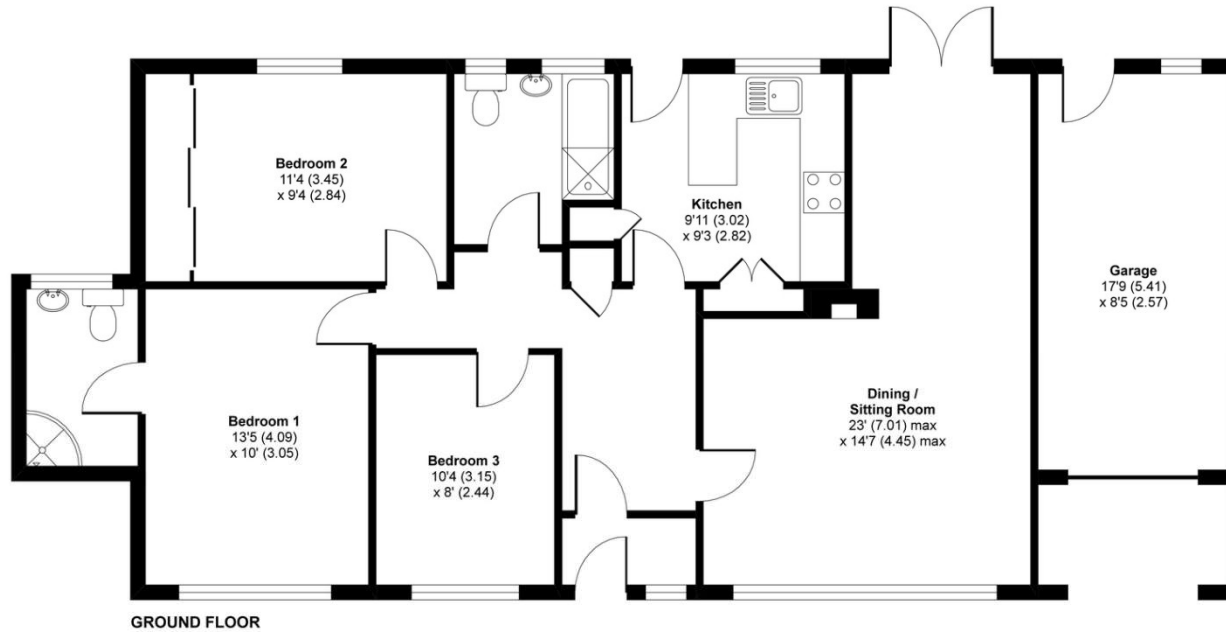
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Approximate Area = 1106 sq ft / 102.7 sq m (includes garage)

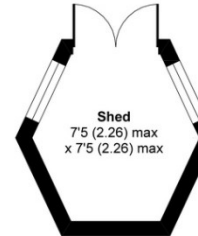
Outbuilding = 140 sq ft / 13 sq m

Total = 1246 sq ft / 115.7 sq m

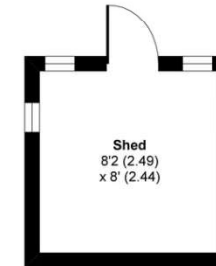
For identification only - Not to scale



OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Perry Bishop & Chambers. REF: 694287



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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