

The Bothy,
Nr Minchinhampton, Stroud, Gloucestershire



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An idyllic Cotswold stone barn conversion with traditional features, an outdoor entertaining area, and stunning countryside views

The Bothy is a charming, detached barn conversion with two double bedrooms with en suites in the main cottage and a further double bedroom en suite in an independent annexe.

The property

The property opens to a small porch area, perfect for storing boots and coats, and leads through to the open plan kitchen/ dining/reception room. The fitted kitchen has a range of integrated appliances and benefits from an abundance of storage and worktops. The wood-burning stove is the focal point of the reception room which has plenty of natural light throughout the day due to its south facing aspect and double French doors. The French doors open onto the garden. The ground floor also has a cloakroom.

The winding stairs lead to the first floor that has large statement windows with lovely views; paired with high ceilings meaning the space is flooded with natural light. There are two double bedrooms with en suites on this floor, both with high vaulted ceilings and unique original beams adding character to the rooms. The principal bedroom also has a balcony which overlooks the garden and surrounding countryside.

The flexible detached annexe could be used as a third bedroom with en suite for guests or older children, or as a home office or studio room.

Outside

Situated in a rural location close to the Cotswold market town of Minchinhampton, the property has an enclosed garden predominantly laid to lawn with a spacious patio and BBQ area located at the end of the garden offering the perfect spot for outdoor dining and entertaining during the summer months.

The property is approached via a private driveway and secured by a wooden five-bar gate, creating a safe and enclosed environment. To the front of the property there is a gravel parking area conveniently placed for easy access to both the house and the annexe. The property has ample storage with both a garden shed and additional loft space in the annexe.

**Open plan kitchen/diner/living room | 3 bedrooms with en suites
Annexe | Unfurnished | Rural location | Enclosed garden
BBQ area | Air source heat pump**

Rent £2,300 per month*

Location

The Bothy is located just outside the market town of Minchinhampton and is surrounded by countryside. The small Cotswold town has a number of shops, pubs and restaurant, as well as some lovely gastro pubs within easy driving distance including The Ragged Cot, The Crown and The Bear at Rodborough. The popular Jolly Nice farm shop and café is also just a short drive away. The Minchinhampton Golf Clubs are located nearby, as is the Common which provides excellent areas for walking and riding.

The nearby town of Nailsworth offers a comprehensive range of amenities with the larger towns of Cirencester, Tetbury and Stroud all within 15-20 minutes drive.

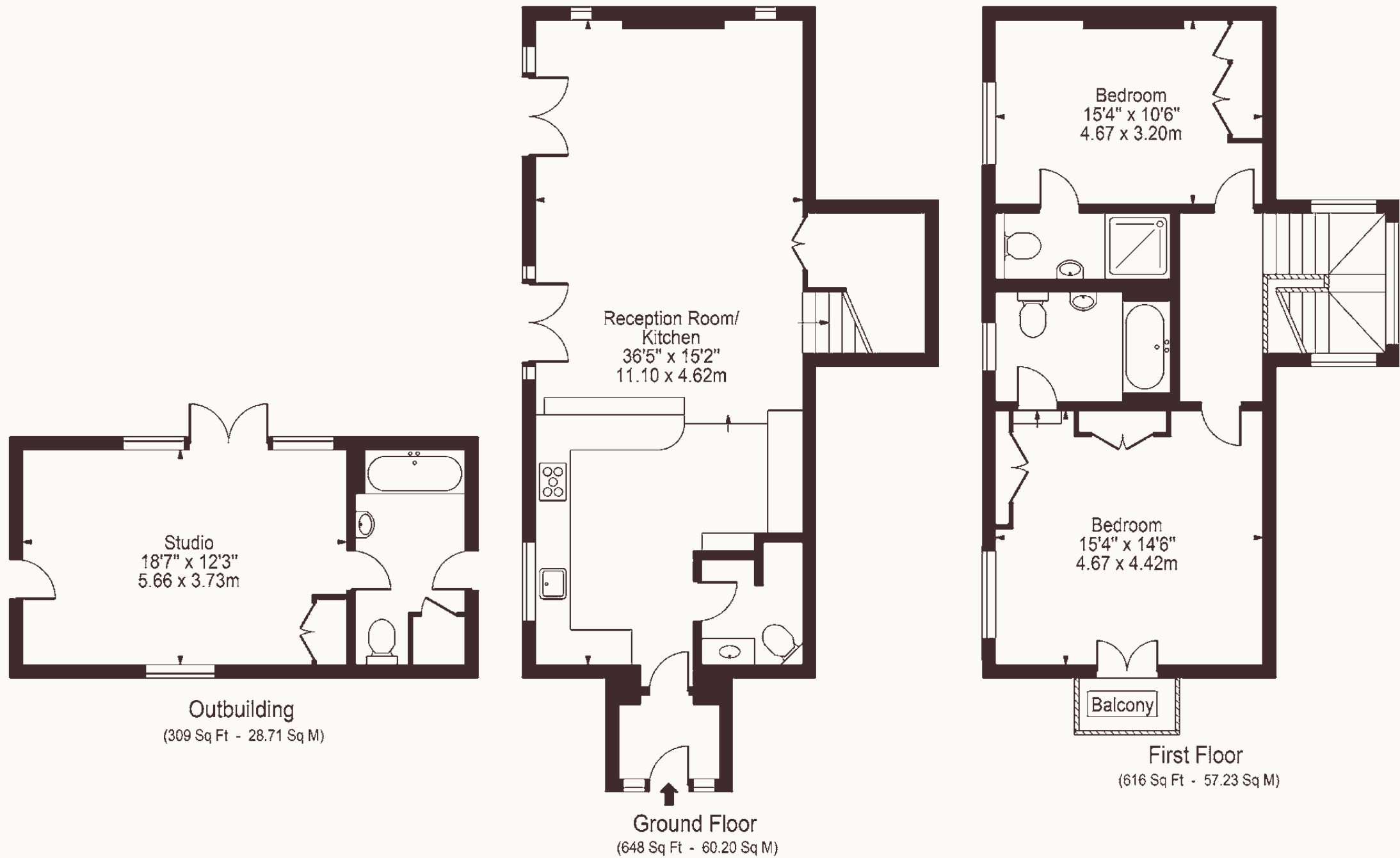
Kemble railway station is 15 mins drive and provides direct services to London Paddington, making The Bothy an ideal location for commuters seeking a rural lifestyle without sacrificing accessibility or as a weekend bolthole.

Equestrian enthusiasts are particularly well catered for, with Oxstalls Equestrian Centre and Cirencester Park Polo Club both within easy reach.

Educational facilities are excellent, with Church of England primary schools in Minchinhampton and nearby Avening and Rodmarton. Cirencester is home to a sixth-form college and the prestigious Royal Agricultural University. A number of highly regarded grammar and independent schools are within comfortable commuting distance, including Stroud High, Cheltenham College, Cheltenham Ladies' College, Dean Close School, The King's School Gloucester, Westonbirt School, and Beaudesert Park School which is on Minchinhampton Common.



Approximate Floor Area = 117.4 sq m / 1264 sq ft (Excluding Outbuilding)
Outbuilding = 28.7 sq m / 309 sq ft



Distances

Nailsworth 5 miles
Stroud 7 miles
Tetbury 13 miles
Cirencester 12 miles
Cheltenham 14 miles

Nearby Station

Kemble Station 11 miles (London Paddington 67 mins)
Stroud Station 5.4 miles (London Paddington 85 mins)

Nearby Schools

Beaudesert Park
Westonbirt
Cheltenham College
Dean Close
Cheltenham Ladies College
The Kings School Gloucester

General

Postcode: GL6
Local authority: Stroud District Council
Services: Mains water, waste and electric. Air source heat pump.
Gas cooker.
Council Tax: E
EPC Rating: E
Fixtures and fittings: Unfurnished
Tenancy: Assured Periodic Tenancy for the House, subject to individual circumstances.
Rent: £2,300 per calendar month
Tenancy Deposit: Equivalent to 5 weeks rent
Charges*: Tenant charges may apply, please visit struttandparker.com/tenant-charges for more information
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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