Everest · Windmill Road

MINCHINHAMPTON · STROUD



MURRAYS
SALES & LETTINGS



Everest · Windmill Road · Minchinhampton · Stroud · GL6 9EF

BEDROOMS: 2
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £1,425,000

- Handsome Italianate Villa
- Detached Studio
- Planning Approved to Convert Attic with 3 Dormer windows Facing the Common
- Sensational Location Bordering Minchinhampton Common
- Landscaped Garden of Circa 0.8 Acres
- Unique Architectural Details
- Elegant Proportions
- High Ceilings and Light-filled Rooms
- Single Storey

An exceptionally distinctive Italianate-style home with the feel and presence of a small country house, beautifully proportioned rooms, high ceilings and an elegant sense of scale. Set directly on Minchinhampton Common, it enjoys an outstanding location, a beautifully landscaped garden and a detached studio.

Description

Built in 1953 by local architects Ellery, Anderson, Reusser & Falconer, this distinctive Italianate-style home has the character of a villa, with elegant proportions and high ceilings.

A wealth of original architectural detail includes marble window sills, purpose-built external shutters, a distinctive cupola and marble-surround fireplaces.

Compact yet beautifully considered, the property has a quietly indulgent and wonderfully open feel, magnificent views across Minchinhampton Common and a beautifully landscaped garden leading directly onto the common. With no formal corridors, the well-proportioned rooms revolve around a central core, creating a wonderful sense of flow.

The property opens into a light-filled reception hall, with ample space for coats, boots and country paraphernalia. A colourful tiled floor sets the tone for the remainder of this stylish and characterful home.

The drawing room is a handsome, beautifully proportioned space, with tall, arched windows extending along the front and side elevations, bringing plenty of natural light into the room. An elegant Adam-style fireplace with marble surround provides a warming focal point, complementing the room's understated sense of grandeur.

The good-sized dining room overlooks the front of the property and provides an elegant setting for both relaxed meals and more formal entertaining.

At the heart of the home, the beautifully presented kitchen combines painted grey cabinetry with ample discreet storage and a pretty tiled floor. A further arched window overlooks the garden to the rear, bringing plenty of natural light into this inviting space.

The two well-proportioned double bedrooms are both positioned to the rear of the house, overlooking the garden, and each has its own en suite bathroom.

A dual-aspect home office provides a pleasant space to work from home, while a cloakroom completes the ground floor.

A good-sized cellar makes a superb laundry room, with useful additional space for storage, while the very large attic offers benefits from approved planning to convert into a third large bedroom with en-suite.

The Grounds

The grounds are a real feature of the property. Extending to approximately 0.8 acres, the garden has been thoughtfully landscaped with mature planting and well-stocked borders. To the rear, a sunken patio provides an ideal setting for entertaining and summer gatherings, while a tucked-away kitchen garden occupies the bottom corner. There are several seating areas creating different spaces from which to enjoy the garden throughout the day.

A sweeping gravel drive leads off the common, forming a turning circle with a central lawn and providing plentiful parking.

Detached Studio

A purpose-built detached studio makes an ideal home office, comprising an open-plan living/work space together with an en-suite shower room and underfloor heating.

A raised patio leads from the studio providing a lovely spot for alfresco entertaining, with pretty views back towards the house and across to the common.

Agent's Note

Planning is approved to convert the large attic space into additional accommodation to include 3 dormer windows facing Minchinhampton Common. Planning Ref: S.25/0019/HHOLD

Fascinating Fact

Everest featured in a 1958 edition of Good Housekeeping magazine, which described the property as 'An English house incorporating many Italian features' with a 'cosmopolitan flavour,' an 'ingenious' design and with 'every feature beautifully balanced.'









Location

The location of Everest is one of the property's defining attributes.

The house is approached from Windmill Road via a shared drive across Minchinhampton Common, owned and managed by the National Trust. Minchinhampton Common offers over 650 acres of commonland, free for all to roam and host to a popular golf course.

Set at the end of the drive, the house enjoys a spectacular outlook over the common with far-reaching views, arguably among the finest in Minchinhampton.

Minchinhampton has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is a five minute walk across the common. There are many other schools in the private sector including Westonbirt School in Tetbury, Wycliffe i.n Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several supermarkets, including Waitrose, as well as an award-winning farmer's market and multiplex cinema.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.

Directions

From the centre of Minchinhampton turn right into West End and continue straight, into Windmill Road. At the point where Windmill Road meets the Common (opposite the Beaudesert Playing Fields), turn sharp right following the edge of the Common and the entrance to the private driveway to Everest (with cattle grid), is the last on the right.













MURRAYS
SALES & LETTINGS

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41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

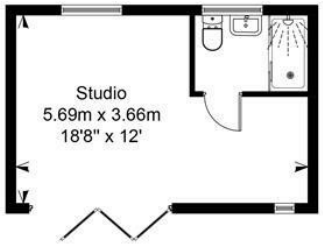
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SERVICES
Mains electricity, gas and water are connected to the property. Gas CH. Septic Tank Drainage. Stroud District Council Tax Band G, £4097.40. Ofcom Checker: Broadband, Standard 6 Mbps, Ultrafast 1000 Mbps. Mobile, all likely outdoor

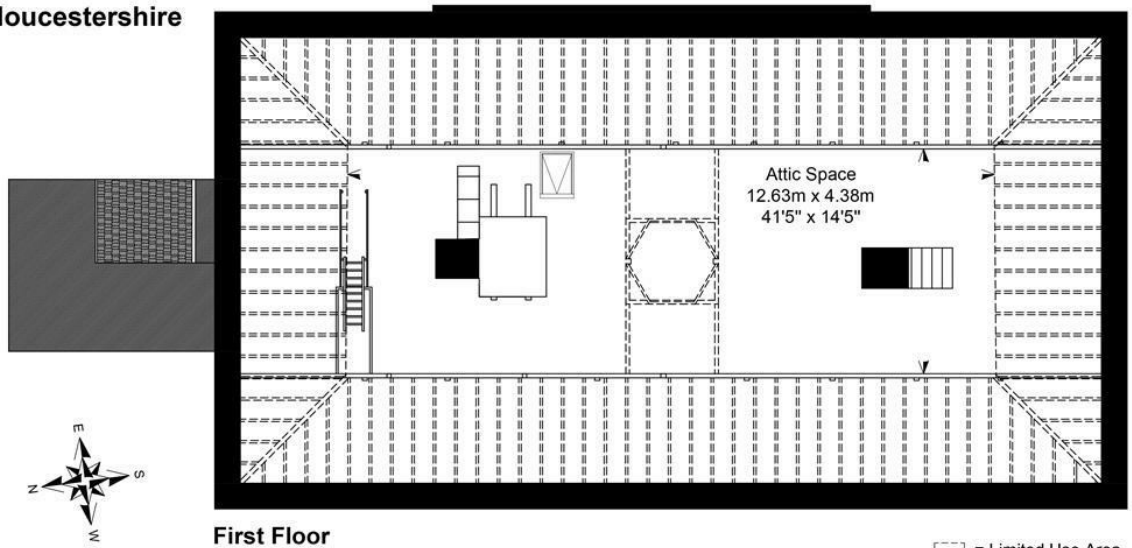
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Everest, Windmill Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area	
House	159 sq metres / 1712 sq feet
Cellar	16 sq metres / 172 sq feet
Attic Space	146 sq metres / 1571 sq feet
Studio	21 sq metres / 226 sq feet
Total	342 sq metres / 3681 sq feet
(Includes Limited Use Area	89 sq metres / 958 sq feet)

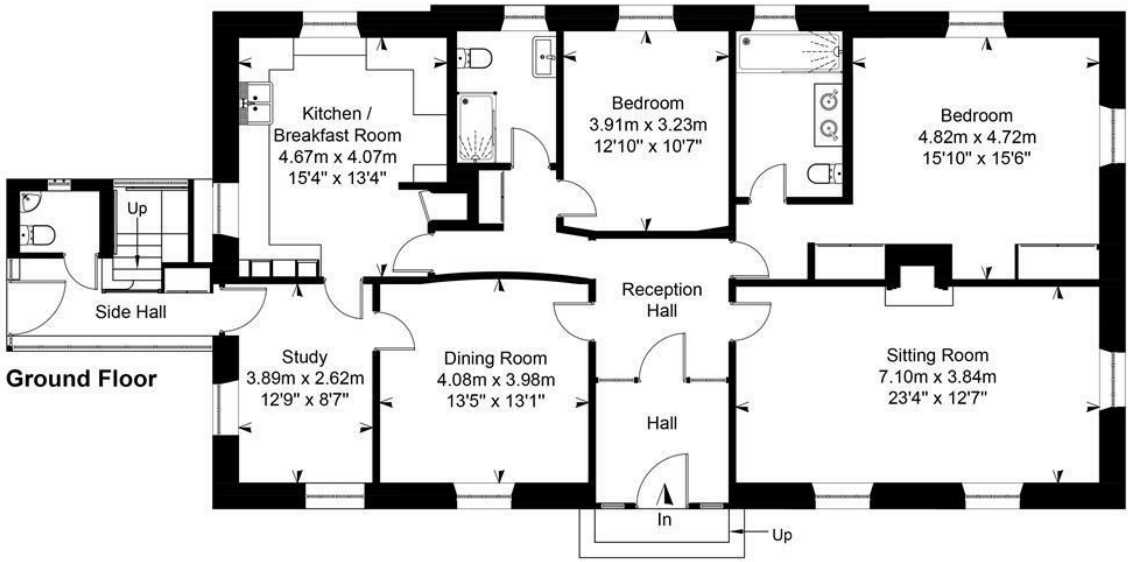


Outbuilding
Not Shown In Actual Location Or Orientation



First Floor
Attic Accessed Via Ladder From Study

= Limited Use Area



Ground Floor



Cellar

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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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