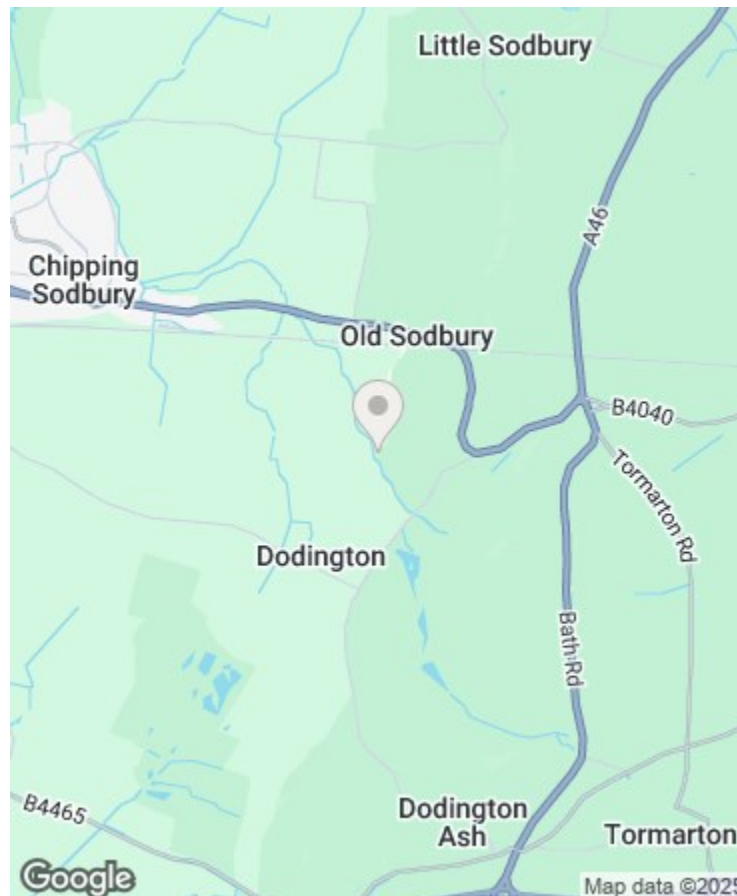




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



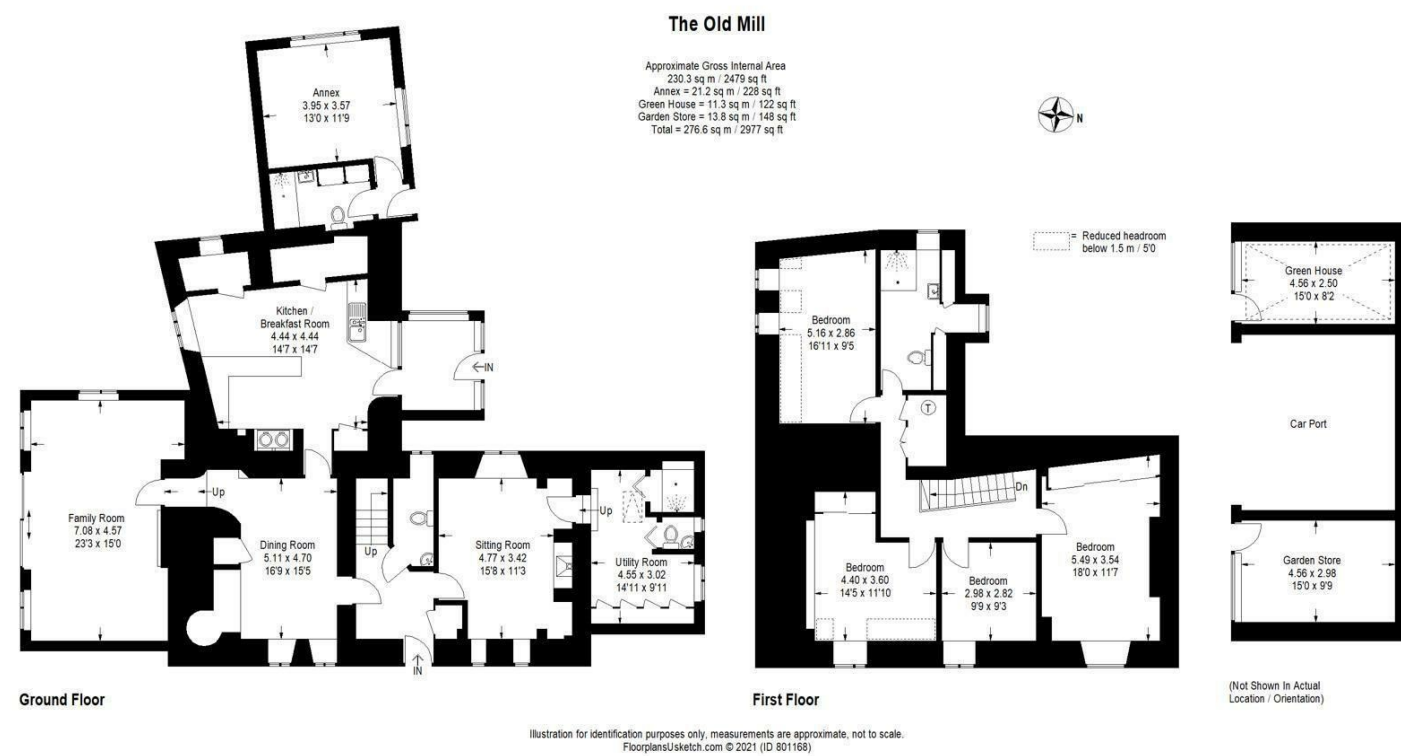
## Directions

## Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

## EPC Rating

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



The Old Mill Mill Lane, Old Sodbury, BS37 6SH

£3,750 Per Month

- A sweet, small village in the Valley of the River Frome
- The spacious rooms are flooded with natural light, creating a space that's uplifting and serene
- Open-plan kitchen space equipped with a six-ring Range cooker, double-door fridge and marble-topped island
- Enjoy the cosy and warm reception rooms
- Boot-room and utility

# The Old Mill Mill Lane, Old Sodbury BS37 6SH

Available until 19th June 2025 on a fully furnished basis. The Old Mill dates back to 1066 and originally recorded in the Domesday Book, The Old Mill is certainly a one-of-a-kind property. The home has undergone a full refurbishment, thoughtfully curated where the property emits charm & character with original features such as an open fireplace and exposed stonewalls paired with tasteful, contemporary interiors. The Grade II listed property is nestled in the idyllic Cotswolds in the Valley of the River Frome, which boasts gorgeous countryside views.

 5

 4

 3



Council Tax Band: G



## Property Information

The Old Mill is located in Old Sodbury, which is a sweet, small village in the Valley of the River Frome just West of the Cotswold escarpment in the South Gloucestershire District. Old Sodbury is just over a 10-minute drive from Chipping Sodbury-a lively market town know for is weaving and leather trades. With a handful of schools, pubs, restaurants, quaint shops and countryside walks on your doorstep, The Old Mill is brilliantly located for a family looking to move to the Cotswolds & get stuck in with the community, whilst privilege to the tranquility of The Old Mill's more rural surroundings. This property is splendid for anyone working in Bristol, with the City centre just 16-miles alongside great access to the Gloucestershire country, Bath and Stroud.

The spacious rooms are flooded with natural light, creating a space that's uplifting and serene & the kitchen is truly the heart of the property with an open-plan space equipped with a six-ring Range cooker, double-door fridge and marble-topped island. With the big bi-fold doors that you can open, you're encouraged to enjoy the beauty of indoor/outdoor living. Equally, enjoy the cosy and warm reception rooms and feel at home in the Winter months. After long walks through the surrounding countryside, you can kick off your muddy wellies in the boot-room and utility.

On the ground floor of The Old Mill, you'll find a 1-bedroom annex with a king-size bed and large windows overlooking the gardens. Upstairs, you will find a king-size bedroom, children's room with a bus bunkbed and an ensuite master bedroom with a super-king. All the bathrooms boast a luxurious waterfall shower and the family suite also includes a roll-top bath to boot.

The Old Mill has historic allure & has been transformed into an elegant family home through the considerable and high quality refurbishments nestled in the Cotswolds with great commute and wider access-the best of both worlds!