



Millfield House  
Main Street  
Coln St Aldwyns  
Cirencester

CHARTWELL NOBLE  
  
ESTATE AGENTS



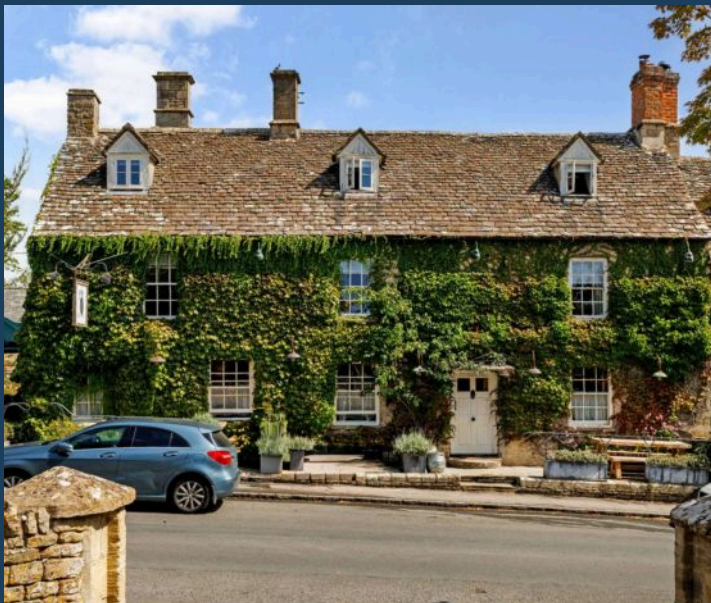


Located in the centre of Coln St. Aldwyns, one of the Cotswolds' most admired villages, Millfield is a substantial detached house of 4,135 sq ft (including garage) within nearly ½ an acre of mature gardens. Built in the late 1970s from Cotswold stone, it was designed to blend with its historic setting and has remained largely unchanged, offering a rare opportunity for a buyer to modernise to their own taste.

The ground floor centres on a hall linking the main reception rooms with the east and west wings. The principal sitting room has a fireplace and garden views, the dining room seats a large gathering, and a glazed garden room opens to the terrace. The kitchen with electric AGA overlooks the garden and is supported by a utility and boot room with direct garage access. A study and second sitting room lead to two bedrooms and a shower room, a flexible area suited to guests, a holiday let, or a relative.

Upstairs, the house divides into two wings: the main staircase leads to the principal suite and a further double bedroom with family bathroom, while a secondary staircase accesses two more bedrooms and a bathroom. In total there are four reception rooms, six bedrooms and four bath/shower rooms over two floors.

The gardens are a notable feature, facing south across the Coln Valley with lawns, terraces, fruit trees and seasonal planting. A tarmac drive with dry stone walls leads up from Main Street. Long a cherished family home, Millfield is now ready for a new chapter. Its scale, position and layout provide the framework for a modernised home at the heart of this remarkable village.





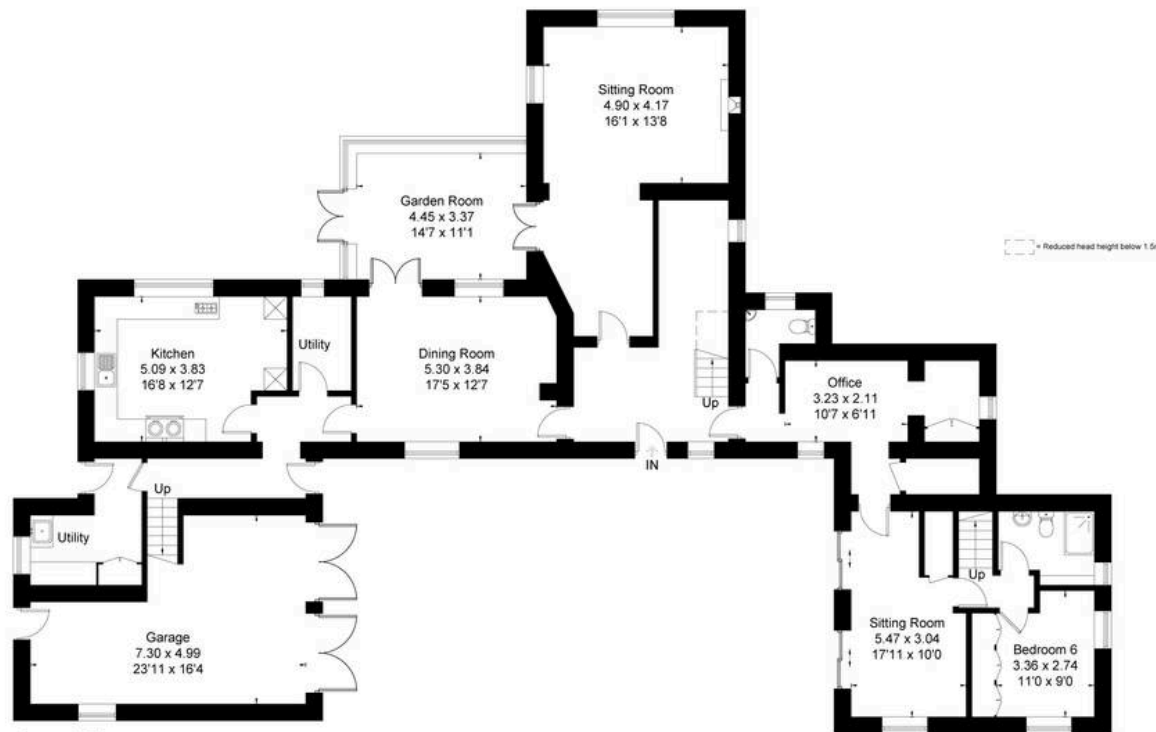
Approximate Floor Area = 354.7 sq m / 3818 sq ft

Garage = 29.5 sq m / 317 sq ft

Total = 384.2 sq m / 4135 sq ft



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96768

**Entrance hall**

A welcoming space anchored by a central wooden staircase

**Sitting room**

16' 1" x 13' 8" (4.90m x 4.17m)

A relaxing space ideal for family gatherings. Large windows provide views over the garden, and there is a log burning stove making the space warm and cozy in winter.

**Dining room**

17' 5" x 12' 7" (5.30m x 3.84m)

Generously sized for hosting, this room connects seamlessly to the kitchen and garden room.

**Garden room**

14' 7" x 11' 1" (4.45m x 3.37m)

A light-filled retreat with panoramic views of the rear garden and countryside beyond.

**Kitchen**

16' 8" x 12' 7" (5.09m x 3.83m)

Equipped with an AGA and ample workspace, this kitchen is ready for a new owner to create something very special.

**Office**

10' 7" x 6' 11" (3.23m x 2.11m)

A quiet corner ideal for working from home.

**Reception room**

17' 11" x 10' 0" (5.47m x 3.04m)

A second sitting room tucked away from the central activities of the house. This wing could easily be converted into a self-contained annex.











#### **Master bedroom**

15' 8" x 12' 9" (4.78m x 3.89m)

A spacious principal bedroom with views and access to a private bathroom.

#### **Principal bathroom**

Provides en-suite bathroom facilities to bedrooms 1 and 2.

#### **Bedroom 2**

14' 11" x 11' 8" (4.55m x 3.56m)

An ideal room for an infant - it is accessible via the master en-suite, and also via the back staircase.

#### **Bedroom 3**

20' 10" x 9' 3" (6.35m x 2.82m)

Sitting atop the annex, this large double bedroom could form part of a self-contained suite

#### **Bedroom 4**

16' 2" x 11' 5" (4.93m x 3.49m)

Offering plenty of space and views over the surrounding countryside, this bedroom has access to its own bathroom.

#### **Bedroom 5**

15' 3" x 13' 3" (4.64m x 4.05m)

Discretely situated up the second staircase, this would make an ideal room for a teenager!

#### **Bedroom 6**

15' 3" x 13' 3" (4.64m x 4.05m)

This ground floor bedroom is located in the self-contained annex.

#### **Utility room**

#### **Garage**

23' 11" x 16' 4" (7.30m x 4.99m)

Garage with parking for two cars









## Garden

Set in almost half an acre of beautifully landscaped mature gardens with uplifting views over the surrounding countryside.











Millfield House is a substantial Cotswold stone house of over 4,000 sq ft set in mature gardens. It offers a rare opportunity to modernise and create a home of scale and quality in the centre of Coln St. Aldwyns, with far-reaching views across the Coln Valley.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Unrivalled and elevated village location
- Over 4,000 sq ft of internal accommodation
- Six double bedrooms and four bathrooms
- Approximately 1/2 an acre of mature landscaped gardens
- Exceptional views of surrounding estate land
- Not listed, offering greater flexibility for improvement
- Double garage and private off-street parking
- Adjacent to award winning local pub

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