



## MILL BARN

Fiddington | Tewkesbury | Gloucestershire | GL20 7BJ

HUGHES **HS** SEALEY

# Welcome to... MILL BARN

Welcome to Mill Barn, a wonderful five bedroom attached barn conversion located in this highly sought after village. Beautifully presented and enjoying a wealth of character, the home further benefits from modern touches, high speed broadband (300 MBPS), an expansive garden to both the front and rear elevation, driveway parking and attached car port and it is because of the above, that this property comes with such a high recommendation to view.

Accessed via a gravelled driveway, the front allows off road parking for multiple vehicles with the remainder of the front enjoying an expansive lawned area which within is a fine selection of mature trees and shrubs. Attached is the right-hand side of the property is the car port with EV charging point, providing either covered parking or storage. Via the car port, access can be gained to the rear garden.

Internally, the home enjoys a central, welcoming entrance with doors leading to all of the ground floor rooms which includes a cloakroom, two reception rooms and a fitted kitchen. Of the reception rooms, there is a

spacious living room which enjoys a window to the front elevation, French doors to the rear elevation allowing access to the garden whilst to the centre of the room and providing a focal point to the room is a Clearview log burning fireplace inset to the red brick chimney breast. To the head of the room, a set of French doors lead through to the dining room.

The dining room, also accessible from the entrance hall, comfortably houses an eight-seater table and chairs and benefits from French doors leading onto the rear terrace. Completing the ground floor is the modern bespoke kitchen which enjoys a wealth of fitted units that sit alongside a host of integrated appliances, it is finished with Corian worksurfaces. To the rear of the kitchen is a separate utility room.

Upstairs are five bedrooms with four of the bedrooms being double rooms. The principal bedroom enjoys a separate dressing area and a modern, three-piece en suite shower room. Completing the upstairs and the property's accommodation is a modern, three-piece family bathroom.









# Explore outside... MILL BARN

Externally, to the rear of the home is a large garden that enjoys a paved terrace which in turn opens onto lawns. Furthermore, there is an outdoor kitchen, which includes a pizza oven. The garden is fully enclosed, enjoys a high degree of privacy and within is a large selection of mature trees and shrubs.

## LOCATION

Situated in a rural location in the heart of the village, Fiddington, which is mentioned in the Domesday Book is a short drive to Tewkesbury. The historic town of Tewkesbury is situated on the edge of the River Severn is known for its beautiful Tewkesbury Abbey. It also has many antique and craft shops, cafes and bars and hosts the world-famous Medieval Festival and popular Food & Drink Festival.

The neighbouring village of Ashchurch offers a BP Garage with instore M&S, a Garden Centre and recently opened is the Cotswold Designer Outlet. Tewkesbury offers a good range of independent shops, supermarkets, doctor's surgery, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Cheltenham or Gloucester.

- A wonderful five bedroom attached barn conversion, located in this sought after village
- Beautifully presented, offering a wealth of charm and character, coupled with modern touches
- Welcoming, central entrance hall, cloakroom and doors to all ground floor rooms
- Ground floor completed by the separate utility room

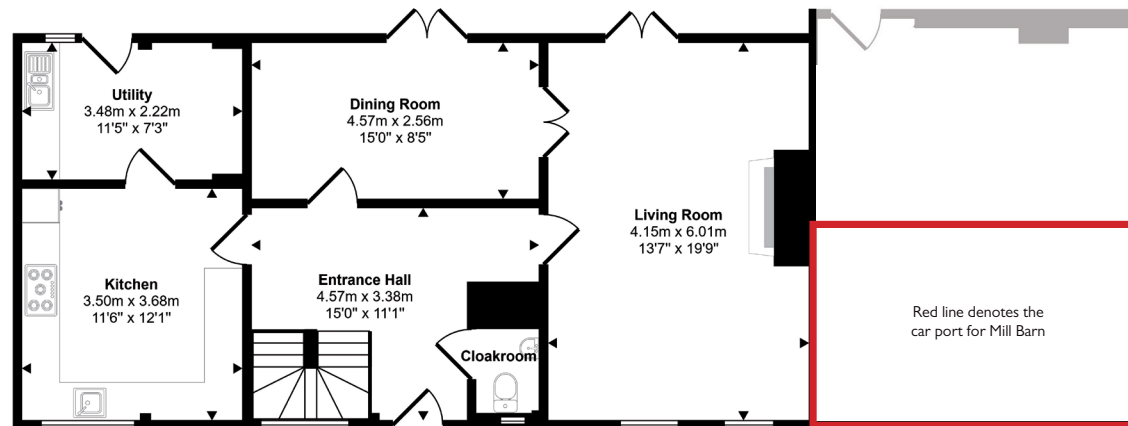
- Two formal reception rooms - living room with log burning stove and dining room
- Modern fitted kitchen, enjoying wealth of fitted units and host of integrated appliances
- Principal bedroom with dressing area and modern, three piece en suite shower room
- Three further double bedrooms, one single room and modern family bathroom
- Extensive gardens to both front and rear elevation, driveway parking and car port
- A property that must be viewed to be fully appreciated
- A property that comes with a high recommendation to view



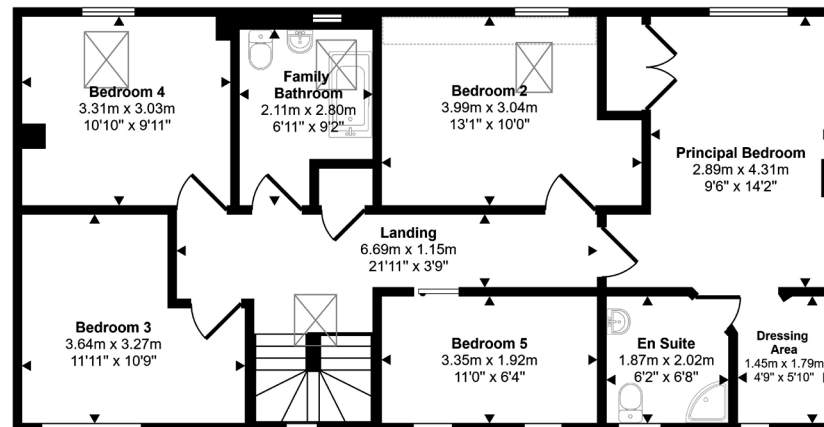
## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7BJ. Upon arrival, the property can be identified by our For Sale sign.

Approx Gross Internal Area  
191 sq m / 2053 sq ft



Ground Floor  
Approx 109 sq m / 1176 sq ft



First Floor  
Approx 81 sq m / 877 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 10        |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59      |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899  
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