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# Taylor & Fletcher



3 Mill View

Naunton Cheltenham, GL54 3AF

**Guide Price £450,000**





## 3 Mill View

Naunton, Cheltenham, GL54 3AF

*A 3 bed semi-detached house situated within a generous plot and backing on to farmland on the edge of the village and offering considerable potential for extension/development and/or improvement (subject to any necessary consents).*

### LOCATION

3 Mill View is located within the village of Naunton, a popular and sought after North Cotswold village with a strong community centred on the Parish Church, Black Horse Public House and cricket club with pavilion. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and particularly for horse riding and walking. Stow-on-the-Wold and Bourton-on-the-Water are 6 and 4.5 miles away respectively and each have a good range of facilities to meet everyday requirements, including shops and boutiques, supermarkets and restaurants. Both have primary schools, in addition to the Cotswold School at Bourton-on-the-Water which also has a public Sports Centre and Swimming Pool. Moreton-in-Marsh has a mainline train station servicing London Paddington via Oxford and Reading.

### DESCRIPTION

3 Mill View comprises a 3 bedroom semi-detached house occupying a superb position on the edge of the sought after village of Naunton and offering considerable scope for further improvement and/or extension and/or further development subject to any necessary consents. The property has a particularly good sized garden extending to ? of an acre and being laid mainly to lawn. The property has a lovely outlook to the rear over adjoining paddocks and farmland.

### Approach

A covered entrance with outside light and part opaque glazed timber front door to:

### Entrance Hall

With stairs rising to first floor, double glazed casement to rear elevation, painted timber door to:

### Sitting Room

With wide double glazed casement window to front elevation, recess and shelving, picture rail.

From the hall, painted timber door through to the:

### Kitchen

With a simply fitted kitchen comprising worktop with stainless steel sink unit, space and electric cooker point with extractor over, a range of below work surface cupboards and drawers, space and plumbing for washing machine and space for refrigerator, range of eye-level cupboards, double glazed casement window to rear elevation, door to built-in cupboard and further door to built-in larder cupboard and separate door to the rear of the property. Archway through to:

### Dining Room

With double glazed casement window to front elevation, recess with shelving, former fireplace. Built-in cupboard to side.

From the kitchen, part glazed painted timber door to:







### Rear Hall

With doors to either elevation and a further painted timber door through to:

### Store Room

With low-level WC.

From the hall, stairs with painted timber hand rail rise to the:

### First Floor Landing

With double glazed casement window to the rear of the property, access to roof space and painted timber door to:

### Bedroom 1

With double glazed casement window to front elevation and built-in wardrobe cupboard.

### Bedroom 2

With double glazed casement window to front elevation, built-in wardrobe and double glazed casement window to gable end.

From the landing, painted timber door to:

### Bedroom 3

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

### Wet Room

With low-level WC, corner shower, part-tiled walls and shelving and opaque double glazed casement to side elevation.

### OUTSIDE

3 Mill View is approached from the highway via a pair of wrought iron gates leading to an extensive front garden with a central pedestrian gate with a path leading up the side of the house to the front door, which is set on the gable end. The gardens and grounds continue past the property to the rear, being of a

particularly good size and laid principally to lawn with a field boundary to the far end.

### SERVICES

Mains Electricity, Water and Drainage are connected.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band D. Rate Payable for 2024/ 2025: £2,133.76

### DIRECTIONS

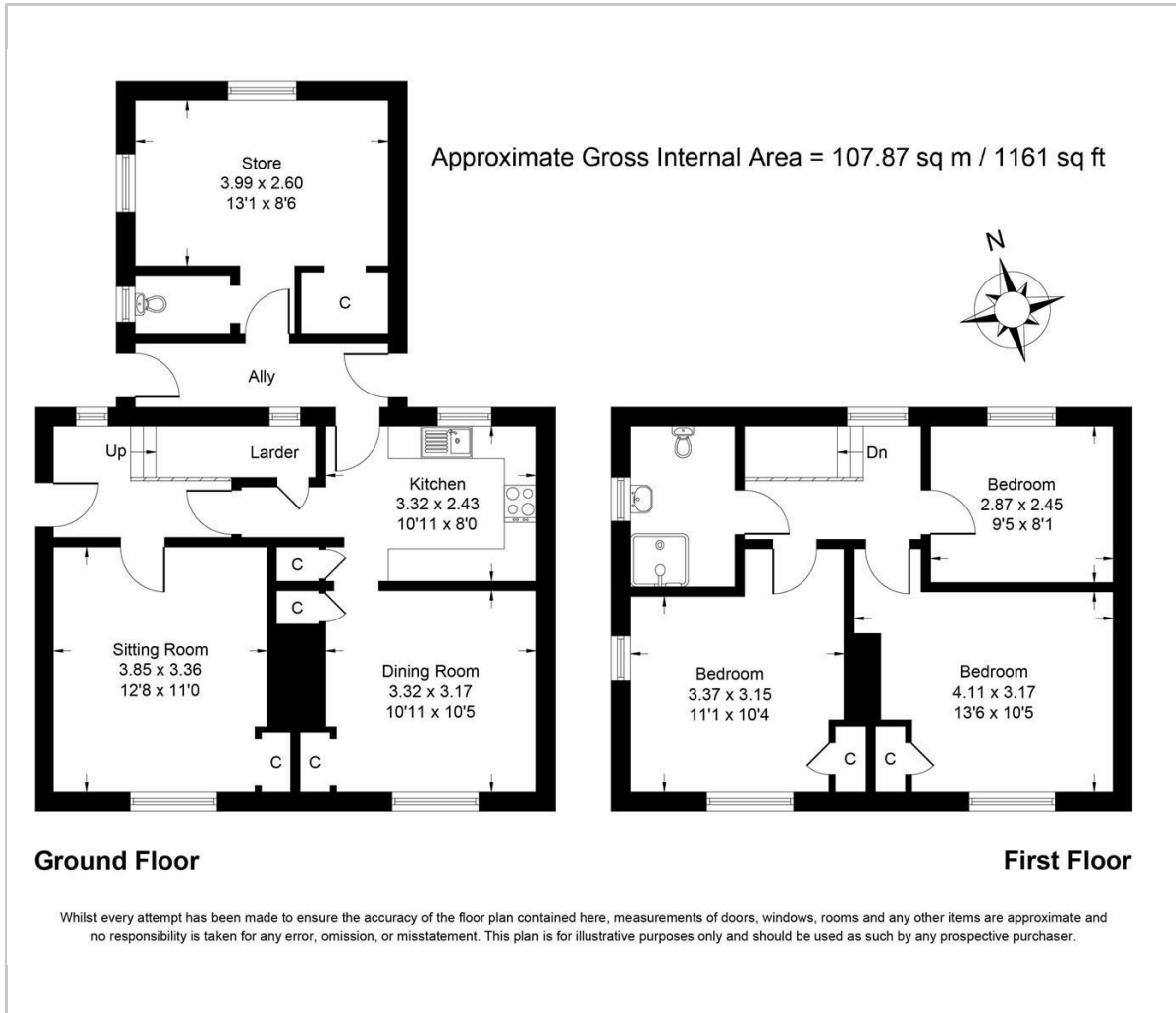
Leaving Bourton-on-the-Water turn right onto the A429 and left signposted Naunton. Turn left at the cross roads and drop down the hill, taking the right hand turn signposted to Naunton.. Proceed along the lane and shortly after entering the village, 3 Mill View will be found shortly set back on the right hand side.

### SECTION 157 - Bromford Housing

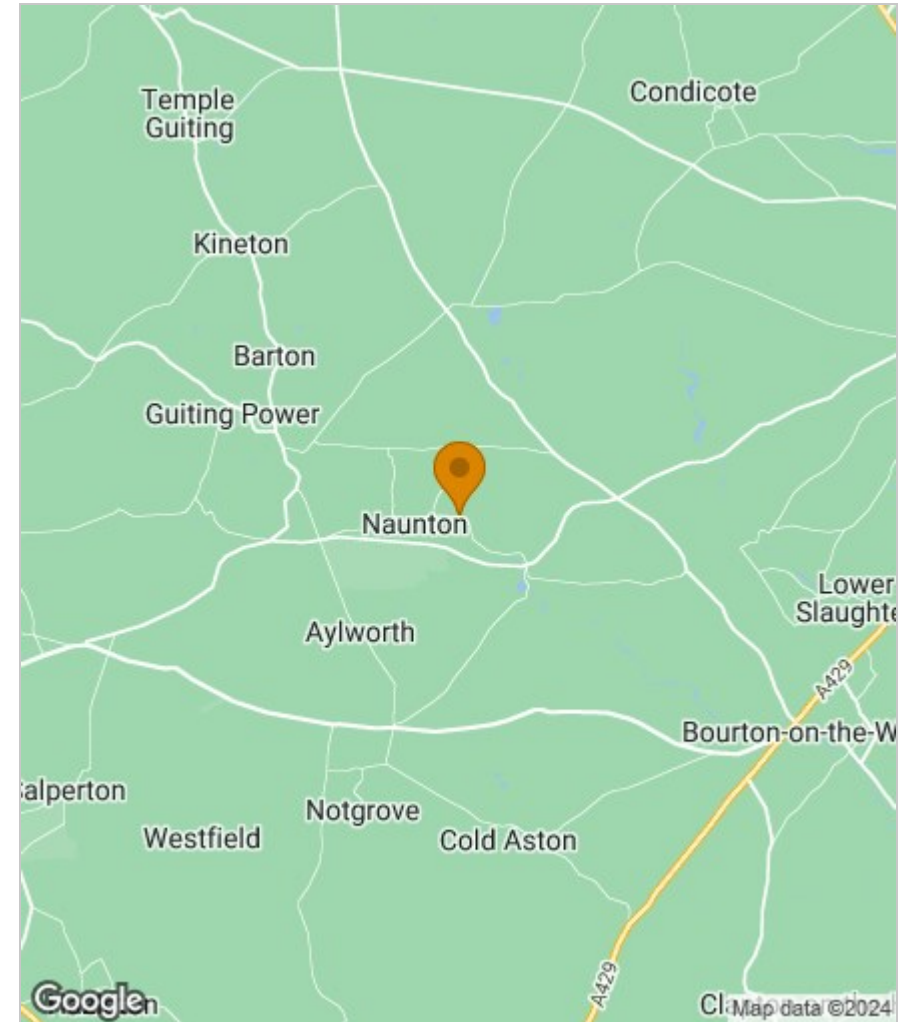
3 Mill View was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from Bromford Group. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home. Specific criteria to be confirmed by Bromford Group.



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

