



THE GABLES

DUNKIRK MILLS, INCHBROOK, STROUD, GLOUCESTERSHIRE



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AN ENCHANTING GRADE II LISTED FAMILY HOUSE, SET WITHIN 0.59 ACRES
OF MANICURED GARDENS WITH A ONE-BEDROOM COTTAGE

Ground Floor: Front Porch • Reception Hall • Drawing Room • Dining Room • Kitchen/ Dining Room • Service Kitchen
Study/Playroom • Utility Room & Cloakroom. Rear Porch.

First Floor: Main Bedroom with Ensuite • Three Double Bedrooms & Family Bathroom.

Second Floor: Four Double Bedrooms • Kitchenette & Cloakroom.

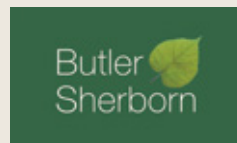
Outside: Landscape Garden • Detached Garage • & Summer House.

Cottage: Kitchen/ Sitting Room • Bedroom & Bathroom.

*Nailsworth 0.5 miles, Stroud 3 miles, Cirencester 13 miles, Cheltenham 17 miles, M5 (Junction 13) 7 miles
Stroud Station 3 miles (London Paddington from 69 minutes)
(All times & distances approximate)*

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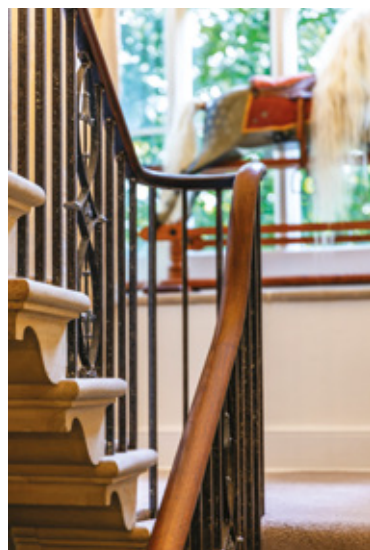
DESCRIPTION

Dating from 1854 and thought to have originally housed the foreman of the neighbouring Dunkirk Mills, The Gables is an impressive Grade II Listed family house set within a delightful waterside garden at the edge of the market town of Nailsworth. Retaining period features including mullion windows with window seats, stone floors and fireplaces throughout this well-presented house offers 4300 sq ft of generous and flexible accommodation arranged over three floors. The main façade is fronted by a beautiful veranda porch with cast and wrought iron trelliswork. With good ceiling height and large windows in most of the rooms, the living space is light and spacious suited to both family living and more formal entertainment. The main house is complemented by a one-bedroom cottage, private parking and a garage.

ACCOMMODATION

The front door opens to an entrance porch with stone floors continuing to the reception hall. From the hallway there is a light and airy drawing room with a high ceiling, picture rail and a window seat with shutters that overlooks the garden. There is also a large stone fireplace with a log burner. The adjacent dining room with wooden floor has built in paneled storage as well as a log burner and window seat. The generously sized kitchen/ dining room provides ample storage as well as an Aga and space for a large dining table. From the kitchen there is a porch to the rear of the house and a second service kitchen with space for a fridge/ freezer and dishwasher. Accessed from the main kitchen is a study/ playroom with a mezzanine level as well as a separate utility room, with a door to the outside, and cloakroom.

From the reception hall an elegant stone staircase leads to a spacious landing. The main bedroom with ensuite overlooks the garden and has a feature fireplace and built in storage. There are three further generous double bedrooms with charming feature fireplaces. The family bathroom has a bath, walk in shower, sink, WC and bidet.





On the second floor there are four attic bedrooms with exposed beams and pretty windows seats as well as a useful kitchenette and a separate WC with sink.

OUTSIDE

The Gables is approached by a gravel driveway with space for several cars as well as a detached garage. A gently running brook winds through the landscaped garden with expansive lawns to the front of the house with well stocked borders, a kitchen and cut flower garden as well as a pond.



A glass fronted summer house looks across this very special garden.

COTTAGE

The self-contained cottage, with private entrance through a small courtyard, has an open plan kitchen/ sitting room to the ground floor and double bedroom and bathroom to the first floor. Suited to house a dependent relative, housekeeper or as a holiday or long-term rental.

SITUATION & AMENITIES

The Gables is situated at the edge of the vibrant market town of Nailsworth, nestled in the Stroud Valleys, offering a wide variety of amenities including independent shops, cafes and restaurants. There are three supermarkets as well as a primary school, doctors surgery, garden centre and petrol station. Minchinhampton Common, an Area of Outstanding Natural Beauty, is just a short drive away. A wider range of shopping is available in the nearby market towns of Cirencester, Tetbury and Stroud (with its award-winning Farmers' Market). The larger commercial centres of Cheltenham, Gloucester, Bristol provide a more extensive range and variety of shopping, recreational and cultural facilities.

The Gables benefits from use of the leisure facilities within the Dunkirk Mills development, with a small gym, swimming pool, tennis court.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, as are the carpets and wall light fittings.

Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Stroud District Council

COUNCIL TAX

Band E

VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E elizabeth@butlersherborn.co.uk

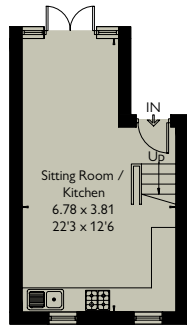
DIRECTIONS (POSTCODE GL5 5HG)

From Cirencester, take the A419 Stroud Road. After about 7 miles, at Aston Down Airfield, turn left, signposted to Minchinhampton. Continue straight past The Ragged Cot public house and over the cattle grid. After just over 1 mile, at Tom Longs Post turn left then immediately right onto Culver Hill. At the bottom of Culver Hill turn left onto the A46 Bath Road. After 1 mile The Gables can be found on the lefthand side. The driveway is to the left beyond the tall wooden gates.

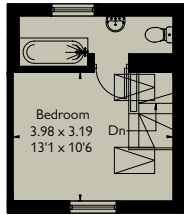
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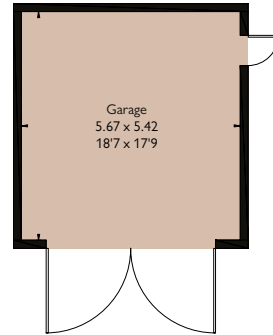
The Cottage



Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



Cottage - First Floor



(Not Shown In Actual Location / Orientation)

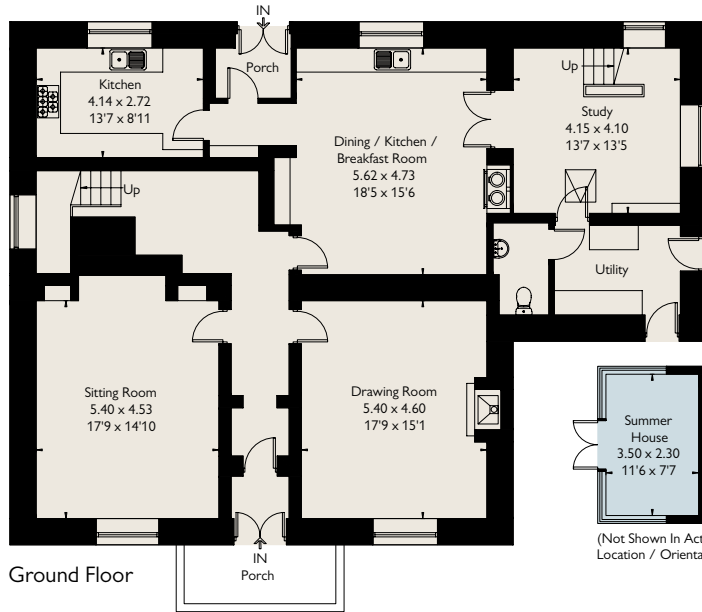
Approximate Floor Area = 401.2 sq m / 4318 sq ft
 Cottage = 40.9 sq m / 440 sq ft
 Outbuildings = 38.8 sq m / 418 sq ft
 Total = 480.9 sq m / 5176 sq ft (Including Garage / Excluding Void)



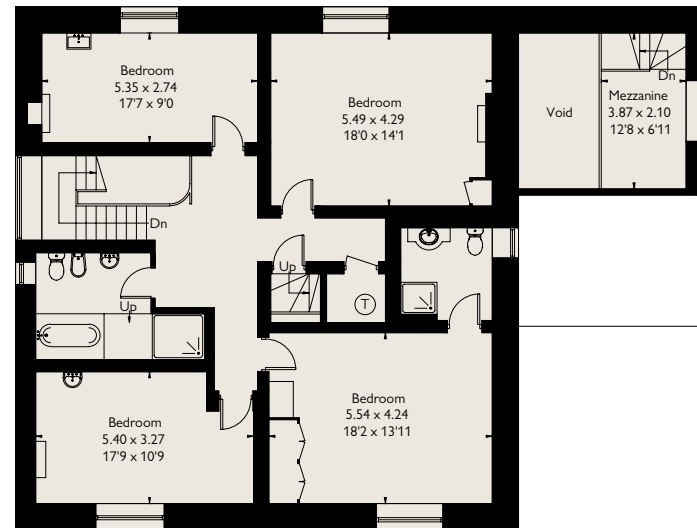
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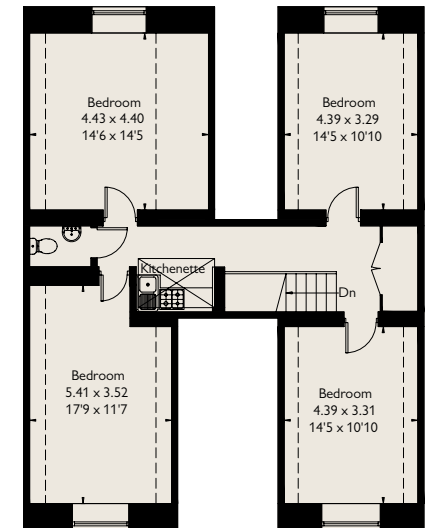
Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. External and Annexe photographs taken: August 2022. Interior photographs taken: April 2024. Particulars written: May 2024. Brochure by wordperfectprint.com





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