

CORN MILL

COMPTON ABDALE, GLOUCESTERSHIRE



Northleach 4 miles, Cheltenham 10 miles, Cirencester 11 miles, Burford 13 miles, City of Oxford 32 miles, Kingham Station 17 miles, Kemble Station 18 miles (All distances and times are approximate)

A Grade II Listed mill house with a garden and parking, set within the charming village of Compton Abdale

Ground Floor: Entrance Hall • Kitchen Dining Room Snug • Utility Room • Shower Room

First Floor: Sitting Room with Mezzanine Study Main Bedroom & Bathroom

Second Floor: Two Bedrooms

Outside: Parking • Garden

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DESCRIPTION

Corn Mill is a wonderfully unique village house which has been sympathetically converted and now offers contemporary living complimented by character features throughout including the impressive original mill wheel. The open plan kitchen/ dining room is light and spacious with a log burner and French doors to the garden. Off the hall is a cosy snug, a utility room and shower room.

The superb sitting room is on the first floor with a mezzanine study as well as the main bedroom and a bathroom. On the second floor are two further bedrooms in the eaves with exposed beams.

Outside, the house is fronted by a spacious gravel driveway with a garden to the rear with original mill wheel and running brook.



SITUATION & AMENITIES

Compton Abdale is a tranquil and unspoilt village, in an Area of Outstanding Natural Beauty which is surrounded by glorious countryside with many footpaths and bridleways throughout the area. The parish church, St Oswald's, dates back to the 13th Century and the focal point in the centre of the village is a spring-fed brook which emerges from a stone "crocodile" head constructed in the mid-19th Century.

Northleach is the nearest centre market town, with excellent day-to-day facilities including two pubs, a doctor's surgery, a junior school and nursery. Cheltenham (10 miles) hosts many popular events including an annual cricket festival, horse racing including the Gold Cup, and music, food, and literary festivals. Cirencester can be reached via the nearby Fosse Way (A429), which also provides direct access to Stow-on-the-Wold and the Midlands.

The A40 links Cheltenham and Oxford and provides access to the M40 at Junction 8 for London, the M25 and the national motorway network. Airports at Birmingham, Bristol and Heathrow. There are also regular train services to London Paddington from Kemble, Kingham and Charlbury.

Private schools in the area include Hatherop Castle, Rendcomb College, Beaudesert Park as well as the many schools and colleges in Cheltenham and Oxford.

SERVICES

Mains water and electricity. Electric central heating. Underfloor heating to bathrooms. Private drainage to septic tank. Gigaclear. 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.

TENURE

Freehold

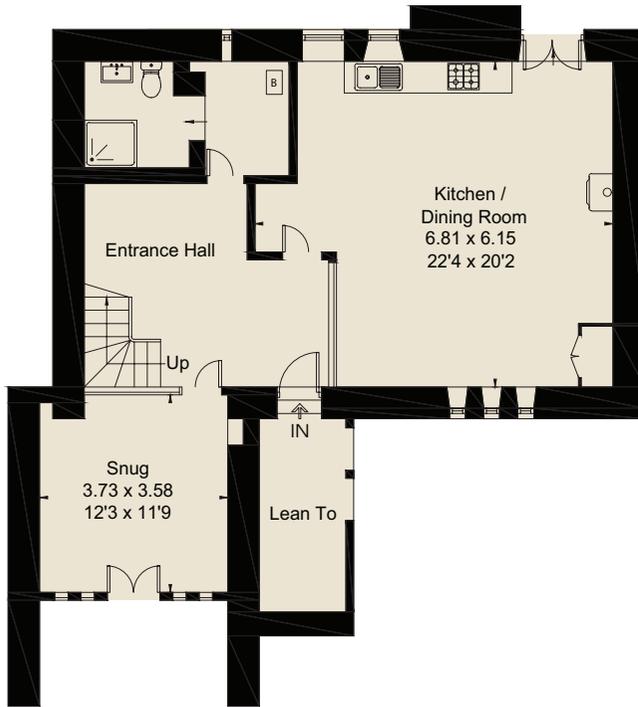
LOCAL AUTHORITY

Cotswold District Council

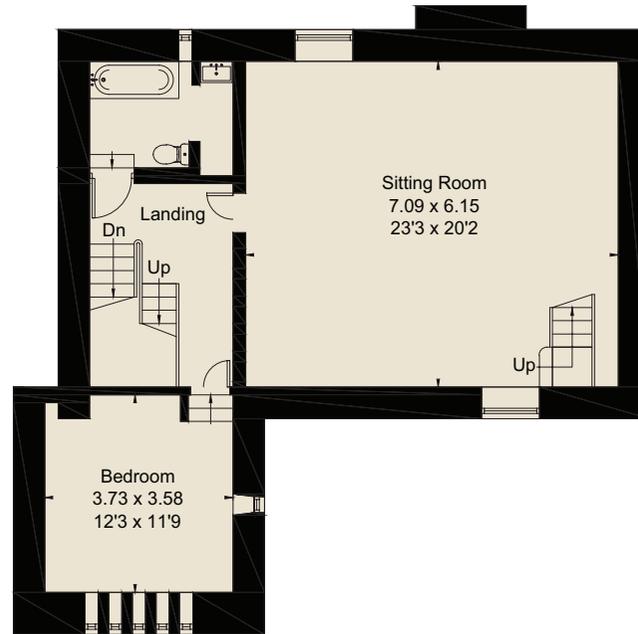
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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.

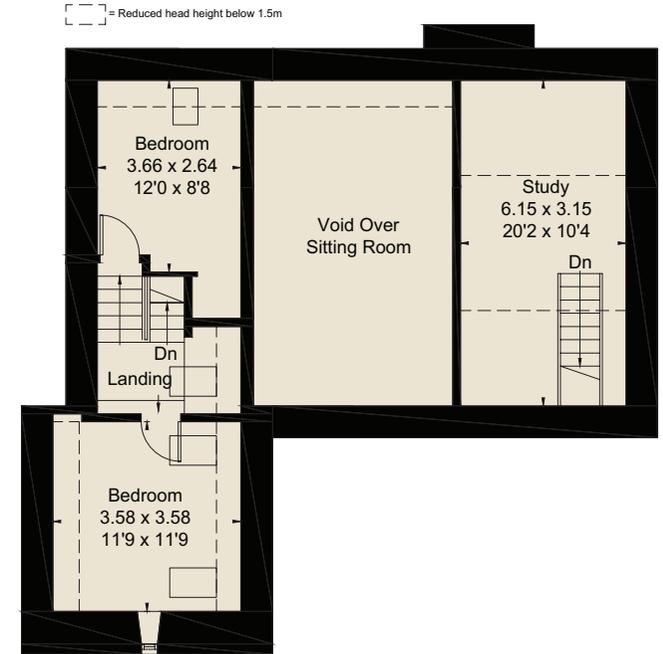
Approximate Floor Area = 201.6 sq m / 2170 sq ft
(Excluding Void)



Ground Floor



First Floor



Second Floor



COUNCIL TAX

Band F

VIEWINGS

Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sophie@butlersherborn.co.uk

DIRECTIONS

From Cirencester take the A429 towards Northleach and the A40. At the roundabout on the A40 turn left towards Cheltenham. Follow the A40 for 3.3 miles and turn left, signed Withington & Compton Abdale. On entering the village take the first turning on the right after the village hall. Corn Mill can be found after 100 meters on the left-hand side.

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