

THE OLD MILL

HARESCOMBE



The Old Mill, Harescombe, Gloucestershire, GL4 OXD

A BEAUTIFULLY RENOVATED AND EXTENDED COTTAGE IN A MAGICAL RURAL LOCATION IN THE HEART OF THE COTSWOLD HAMLET OF HARESCOMBE, WITH 4 BEDROOMS, 3 RECEPTIONS AND WONDERFUL OPEN-PLAN KITCHEN/DINING ROOM, OVERLOOKING OPEN COUNTRYSIDE AND WITH LARGE GARDEN OF CIRCA 0.5 ACRES, GARAGE AND PARKING

Boot Room, Open-plan Kitchen/Dining/Room, Play Room/Snug, Sitting Room, Home Office, Cloakroom, Utility, 4 Double Bedrooms, 2 with En-suite and the Principal with Walk-in Dressing Room, Family Bathroom, Landscaped Garden, circa 0.5 Acres including a Small Orchard Opposite the House, Garage, Gravel Parking

GUIDE PRICE £995,000

DESCRIPTION

The Old Mill is a fabulous family home in a magical setting in the heart of the pretty hamlet of Harescombe. The original cottage is thought to be over 400 years old, with sympathetic extensions over the years. The home opens into a good-sized boot room, offering the perfect space for muddy boots and country paraphernalia, with the kitchen and home office leading off the boot room. The kitchen is clearly the heart of the home and is a wonderful light-filled room with views overlooking the garden and open countryside. Cream units provide plentiful storage and there is ample room for a table, making this the perfect space to chat with family and friends, whilst cooking up a feast. Underfloor heating runs throughout the spacious kitchen/dining area and a door leads from the kitchen to the garden.

Steps lead up to a snug/second reception room, currently used as a children's playroom and with access to a cellar, providing useful storage. An inner hall with cloakroom off, leads to the L shaped sitting room. A welcoming room with a woodburning stove providing a cosy focal point, the sitting room provides a lovely space to relax with a book, whilst working equally well for entertaining. A good-sized utility room is ideal for hiding laundry away. An exceptional home office with magnificent views as far as the Malvern Hills, provides an idyllic working environment.

Stairs lead from the inner hall to four first floor double bedrooms, two with en-suite and the principal with walk-in dressing room, plus a family bathroom. All of the bedrooms have been thoughtfully laid out with built-in storage cupboards and wonderful views. A good-sized family bathroom is also located on the first floor.

The garden is a real feature of the property, providing sensational relaxing and entertaining space. A large patio overlooking farmland, provides the perfect spot for alfresco entertaining and Daniels Brook runs along the bottom of the garden. Well-stocked borders plus a children's play area to the side of the house, complete the main garden. A strip of land opposite the house, provides additional space, currently laid to orchard. A single garage and gated gravel drive, provide parking for several cars.

DIRECTIONS

The property is located by leaving Stroud on the A46 in the direction of Gloucester and Cheltenham, branching left at the junction signposted Gloucester. Continue through Edge and down the hill, straight over the first roundabout and then turn left at the next roundabout, just after Fagin's Public House, signposted to Haresfield. Follow this road for approximately 1 mile and turn left, signposted to Harescombe. Continue for less than half a mile and at the first fork by the farm, bear left and continue for approximately half a mile; on passing the village hall on your left, turn immediately left and The Old Mill is the first house on the left hand side.

LOCATION

One of The Old Mill's greatest attributes, is its location. Nestled along a quiet country lane in the hamlet of Harescombe, the property overlooks open fields, with a babbling brook at the bottom of the garden and a historic 14th Century church at the end of the lane. The location of this home is akin to stepping back in time, to a rural, tranquil haven, where the main passing traffic is likely to be a herd of cows on their way to the milking parlour. Quiet and peaceful (access is down sunken country lanes with minimal passing traffic), the surprise is to find the cottage is within 20 minutes of Gloucester (schools and mainline railway station) and less than 10 minutes from Junction 12 of the M5 motorway for accessing Bristol and the West Midlands. One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham and also a good choice of schools in the private sector. There are also popular village primary schools in nearby Haresfield and Painswick. Historic Painswick, is 10 minutes drive with good local services and the nearby town of Stroud has excellent facilities including a major Waitrose plus three other supermarkets and a mainline railway station (London Paddington circa 90 minutes). There are lovely walks including the Cotswold Way, opportunities to keep a horse at livery and fishing lakes nearby.

TENURE

Freehold

EPC

EER: Current 54 / Potential 77

SERVICES

Oil central heating, NEW septic tank drainage. Stroud District Council Tax Band F.

VIEWING

By prior appointment with MURRAY'S ESTATE AGENTS, B-NAME# Office 01452 814655, who will be pleased to show prospective purchasers around the property

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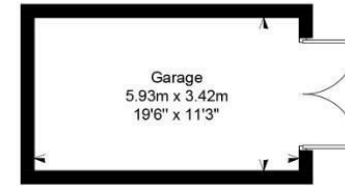
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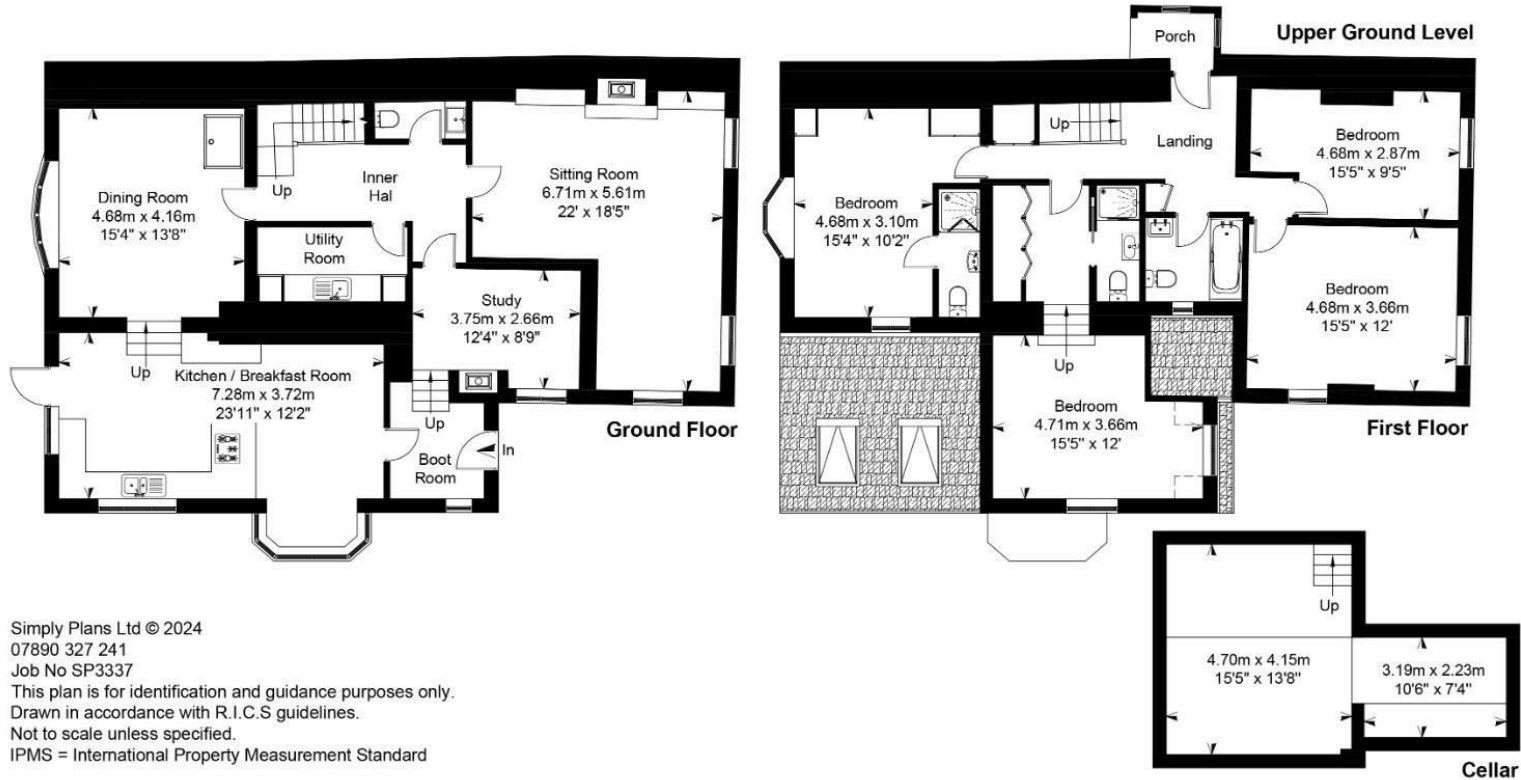


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Approximate IPMS2 Floor Area	218 sq metres / 2347 sq feet
House	27 sq metres / 291 sq feet
Cellar	20 sq metres / 215 sq feet
Garage	20 sq metres / 215 sq feet
Total	265 sq metres / 2853 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation



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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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