

7 IRON MILL COTTAGES

MINCHINHAMPTON



7 Iron Mill Cottages, Minchinhampton, Stroud, GL6 9AL

A BEAUTIFULLY PRESENTED AND RENOVATED DETACHED FAMILY HOME ENJOYING A PICTURESQUE WATERSIDE SETTING WITHIN AN EXCLUSIVE AND SECLUDED DEVELOPMENT

Reception Hall, Drawing Room, Sitting Room, Kitchen/Breakfast Room, 4 double Bedrooms, 2 En-Suite Shower Rooms, Family Bathroom, Utility Room, Front Garden, Rear Patio Garden, Store, 2 Parking Spaces

GUIDE PRICE £850,000

LOCATION

Iron Mills is a small exclusive development of mill cottages and larger homes set in its own woodlands with Gatcombe Stream running through. Located on the periphery of the ever-popular market town of Nailsworth, whilst also enjoying easy access to nearby Minchinhampton and Avening towards Tetbury. Offering an abundance of amenities including several independent retailers, restaurants, cafes and pubs, Nailsworth has the added bonus of a Morrisons supermarket as well as a popular delicatessen (Williams) and famed Hobbs House Bakery. Minchinhampton at the top of the valley has two cafes, a gastro pub (The Crown) and 600 acres of National Trust Common Land.

Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' Market. One of the key draws to the area is the excellent choice of schools, in both the state and private sector. There are sought after primary schools in the local villages and grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is only a five minute drive and Westonbirt School in Tetbury and Wycliffe in Stroud, are both easily accessible.

The surrounding countryside offers a lovely source of walks with good pubs to explore and the stylish spa hotel, Calcot Manor, is within a ten minute drive. There are three challenging golf courses in nearby Minchinhampton plus a fabulous common, providing 100s of acres of glorious National Trust land and well-known for the cattle and horses that freely graze.

Iron Mills is well placed for transport links with both the M5 and M4 easily accessible and trains into London Paddington from nearby Stroud mainline station, circa 90 mins.

DIRECTIONS

From our Minchinhampton office, go all the way down Well Hill and turn left into New Road. At the bottom of New Road, at the intersection with The Weybridge Inn Pub turn left onto the Avening Road. Almost immediately, turn left into Iron Mills which is signposted. Follow the road through the development keeping right, until you come to the allocated parking spaces on the right hand side, with the property to your left.

What3words///suddenly.workflow.debit

GENERAL INFORMATION

There is an annual service charge of £650 to cover the maintenance and upkeep of the communal spaces and areas within the development.

DESCRIPTION

7 Iron Mill Cottages is a generous double fronted 4 bedroom home with well proportioned and flexible accommodation arranged over three floors. Immaculately presented, the property has been stylishly renovated and updated by the current owners.

The living and entertaining spaces occupy the first floor of the property giving an elevated view of the woodlands and mill stream to the front. The heart of the home is the contemporary kitchen/breakfast room with dual aspect and french doors out to the large patio, perfect for barbeques and entertaining. The main drawing room is to the rear of the property a cosy room with a wood burning stove also overlooking the patio. There is a further sitting/family/playroom to the front and a guest WC.

The main front entrance, on the ground floor, opens to a wide and welcoming central reception hall and accommodates two of the four bedrooms, one with an en-suite shower room in addition to a useful utility room with rear access. On the top floor are a further two generous bedrooms, one with an en-suite shower room and the family bathroom.

Externally, the south facing front garden borders the stream and is mainly laid to a level lawn with a flagstone terrace area providing a sunny additional entertaining area. At the rear is a wonderful terrace, accessed via the kitchen with a practical attached external store room.

Allocated parking for 2 cars is located opposite the property with a pedestrian bridge across the brook leading to the front garden and front door.

TENURE Freehold

EPC EER: Current 76 / Potential 83

SERVICES All mains services and fibre broadband are believed to be connected to the property. Gas-fired central heating. Stroud District Council Tax Band F

VIEWING By prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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7 Iron Mill Cottages, Avening, Minchinhampton, Gloucestershire,

Approximate IPMS2 Floor Area	
House	190 sq metres / 2045 sq feet
Store	4 sq metres / 43 sq feet
Total	194 sq metres / 2088 sq feet



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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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