

3 SPINNERS COTTAGES

LONGFORDS MILL, MINCHINHAMPTON



3 Spinners Cottages Longfords Mill, Minchinhampton, Stroud, GL6 9LP

A COTSWOLD STYLE 3 BEDROOM COTTAGE ON AN EXCLUSIVE WATERSIDE DEVELOPMENT WITHIN CLOSE PROXIMITY TO BOTH MINCHINHAMPTON AND NAILSWORTH

Hallway, Sitting Room, Dining Room, Kitchen, Principal Bedroom with En-suite Shower Room, 2 Further Bedrooms, Family Bathroom, Guest WC, Summerhouse, 2 Off-Street Parking Spaces

£399,950

DIRECTIONS

Longfords Mill is most easily found leaving Nailsworth along the A46 in the Bath direction, turning left after the zebra crossing in the direction of Avening. Pass the Garden Center on your left and The Weighbridge Inn on your right. On reaching the traffic lights, take the left fork down the hill. Then take the first left and 3 Spinners Cottage can be found a short distance along on the right hand side. 2 parking spaces are available in front of number 2.

LOCATION

Longfords Mill is between Minchinhampton and Nailsworth adjacent to Gatcombe Park in a spectacular wooded valley. Both towns are very accessible, the former having an excellent primary school and three challenging golf courses immediately adjacent. The latter having an exceptional range of independent retailers including a famous delicatessen (Williams Kitchen) and branch of the award winning Hobbs Bakery. Longford's Mill is within commuting distance of the main towns and cities of the region, including Bristol, Bath, Swindon or Cheltenham and is within 2 hours of London by road, with the alternative of the train from Kemble station at Cirencester into Paddington, from about 75 minutes. The real joy of living at Longford's Mill however is being at one with nature.

There is a variety of wildlife that can be seen, lovely walks in the surrounding countryside, great cycle routes and opportunities to ride at a local stables or keep a horse at livery. Stroud is the largest town locally, with Waitrose, Tesco and Sainsbury's supermarkets, boys and girls grammar schools, cinema and theatre. There are many different places to eat out including a nearby pub - The Weighbridge, famous for its pies and Calcot Manor with its luxurious Spa.

ADDITIONAL INFORMATION

There is an annual fee of £472 payable for the maintenance of the communal areas including the pond (2024)

DESCRIPTION

3 Spinners Cottages occupies a sought after location built in the vernacular Cotswold style that blends seamlessly into its historic surroundings. Mid terrace, the house enjoys an open outlook with the rear garden backing on to a stream and ancient woodland. A light bright interior immediately provides a welcoming first impression. with the entrance hall leading to the fitted kitchen with space for washing machine and a range of built in units. This leads in to the dining room with an opening in to the sitting room with feature fireplace and doors leading to the rear garden. Additional areas on the ground floor include a cloakroom and under stairs storage area.

On the first floor there are three bedrooms, two with built in wardrobes and en-suite shower room to the master bedroom, together with the family bathroom.

Gardens are located both to the front and the rear of the property with the rear offering a sociable seating area and an array of mature shrubs together with a useful shed. Off street parking is off set to the front of the house with spaces for two cars.

NO ONWARD CHAIN

TENURE Freehold
EPC EER: Current 75 / Potential 100

SERVICES All mains services are believed to be connected to the property. Gas central heating, mains drainage, water and electricity. Cotswold District Council Band C. Ofcom checker: Broadband - standard 12 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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.

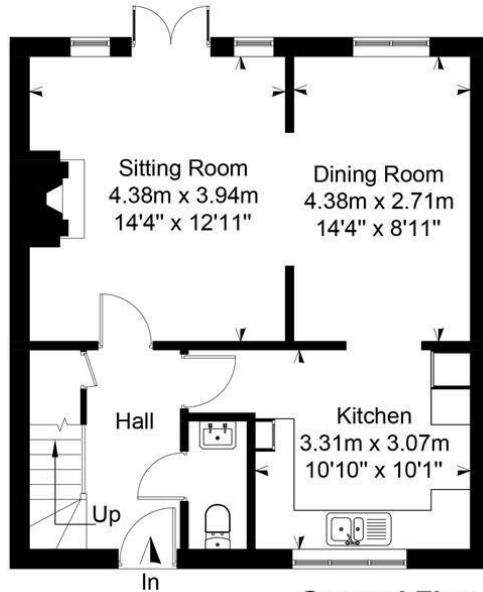
SUBJECT TO CONTRACT

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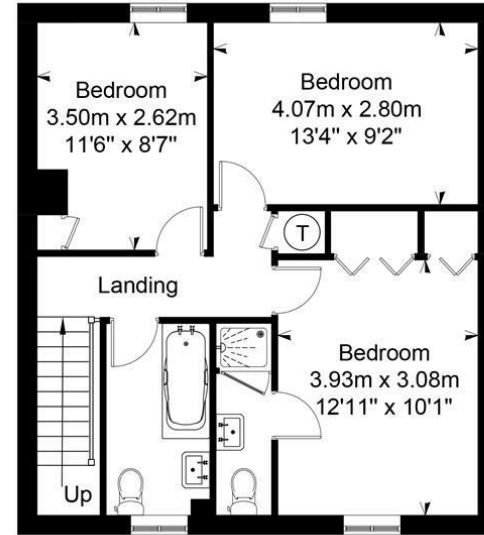
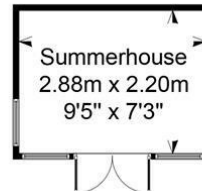


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Approximate IPMS2 Floor Area	
House	103 sq metres / 1108 sq feet
Summerhouse	6 sq metres / 65 sq feet
Total	109 sq metres / 1173 sq feet



Ground Floor



First Floor

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07890 327 241
Job No SP3531

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

Outbuildings
Not Shown In Actual Location Or Orientation



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