

22 MILLBROOK WALK
INCHBROOK · NAILSWORTH



MURRAYS
SALES & LETTINGS

22 MILLBROOK WALK
INCHBROOK
GL5 5HE

A peaceful, well presented and bright 2 bedroom cottage in the popular Woodchester Valley Village Retirement Development, set within acres of private, well maintained grounds

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £325,000

FEATURES

- 2 Bedroom Retirement Cottage
- Popular Woodchester Valley Village
- 20 Acres of beautiful Communal Grounds
- Sitting/Dining Room
- Private Patio
- 24 Hours Emergency Response
- Communal Facilities
- Secure Community
- Guest Suites
- On Site Staff



DESCRIPTION

22 Millbrook Walk is a bright and quiet 2 bedroom cottage in this popular retirement village. Set within just over 20 acres of beautiful and private grounds within an Area of Outstanding Natural Beauty the residents are able to enjoy a real sense of community as well as a host of facilities and services making life as easy as possible. Woodchester Valley Village offers peace of mind in a secure and friendly complex.

The house is offered in good decorative order with fitted carpets throughout. The entrance hallway forms the centre of the ground floor off which are the modern fully fitted kitchen and the double sitting/dining room with doors leading out to the private patio area. There is also a guest WC and a useful storage cupboard.

Stairs, with storage under and a fitted stair lift lead to the first floor with a large principle bedroom, a very good sized second bedroom/study and a shower room with walk-in shower.

Tenure - Leasehold (999 years from 1st January 2013). The tenant must be aged over 60 and capable of independent living with support
Service charge - ~£7,959.51 payable per annum (for 2023/24)
Ground Rent - £100 per annum





DIRECTIONS

From the mini roundabout in the centre of Nailsworth, travel North along the A46 towards Stroud, going past Egypt Mill Hotel and Dunkirk Mill (on your right hand side). Take a left turn into Valley Road and from there follow the signs to Woodchester Valley Village.

LOCATION

Millbrook Walk is located in Woodchester Valley Village approximately 1 mile from Nailsworth, an exceptional market town full of independent retailers including the famous delicatessen and restaurant, Williams Kitchen, plus numerous other shops and places to eat out. Tetbury, Cheltenham, Cirencester, Gloucester and Bath are also within easy reach.

Stroud is approximately 4 miles away with a Waitrose among numerous other supermarkets, specialist shops, cafes, galleries, cinema, bookstores and a vibrant Farmers' Market.

Stroud mainline Station provides a regular service to London (Paddington) in approximately 90 mins as well as access to Bristol, Cheltenham & Gloucester.



22 Millbrook Walk, Inchbrook, Gloucestershire

Approximate IPMS2 Floor Area
House 79 sq metres / 850 sq feet

Simply Plans Ltd © 2025

07890 327 241

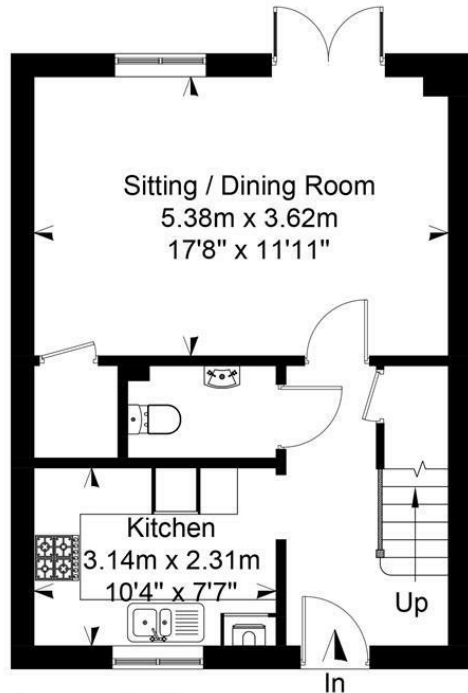
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This plan is for identification and guidance purposes only.

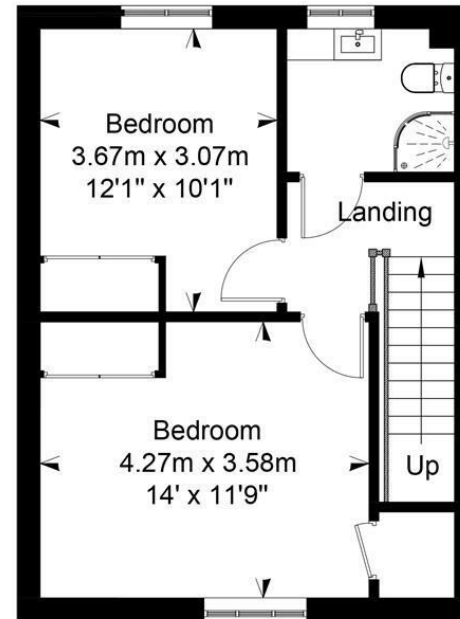
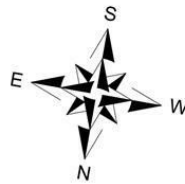
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Ground Floor



First Floor

MURRAYS
SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

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The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Leasehold

EPC

C

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band C, £2085. Ofcom Checker: Broadband, Standard 6 Mbps, Superfast 80 Mbps. Mobile, EE, Three & Vodafone.

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334