

# 2 SEVILLES MILL

CHALFORD



## 2 Sevilles Mill, Chalford, Stroud, Gloucestershire, GL6 8BX

**FORMING PART OF A SELECT PRIVATE DEVELOPMENT IN A RIVERSIDE SETTING, 2 SEVILLES MILL HAS BEEN METICULOUSLY MAINTAINED TO OFFER A MIX OF MODERN AND TRADITIONAL LIVING IN THE HEART OF CHALFORD.**

**Lower ground floor; Fitted Kitchen; open plan to the Dining Room; Utility Room; Cloakroom; Ground floor Entrance Hall to Sitting Room and two Bedrooms; Stairs to first floor with two further Bedrooms; 2 Bathrooms; mature cottage style garden; private off-street Parking with EVC; Large storage area.**

**GUIDE PRICE £765,000**

### DESCRIPTION

Forming part of a select, private development of just five detached riverside homes, 2 Sevilles Mill has been meticulously maintained to offer adaptable living space located over three floors. The setting is truly lovely in the heart of the valley with south facing, low maintenance garden, off street parking, electric vehicle charging point and a spacious undercroft. Constructed just over 10 years ago, the property benefits from under floor heating throughout, solid oak doors and staircases, floors in solid oak and in travertine tiles, and a fireplace housing a wood burning stove surrounded by reclaimed stone believed to be from the original mill building. The property can be entered both at street level and at parking/garden level. On the lower ground floor, a contemporary kitchen, open plan to the dining room, is fitted with a range of built-in units with cream quartz worktops. There is a separate utility room and a cloakroom at this level. Double doors open from the kitchen on to the garden. At street level, the spacious sitting room is furnished with window seats and a wood-burning stove. There are two bedrooms on this floor, one currently fitted out as a home office. The master bedroom with fitted wardrobes and en-suite bathroom, with bath and separate shower, is located on the first floor, together with a guest bedroom and family bathroom also with bath and separate shower. To the front of the house is a small, gravelled terrace and a stone path leading to an oak porch that frames the entrance. A low maintenance, well-stocked, south-facing garden is located to the rear with patio and seating areas ideal for al-fresco dining. To the side of the garden is a substantial undercroft (on an exclusive licence) offering extensive storage or an ideal workshop, and a separate boiler room. Beyond the garden, the property benefits from two private parking spaces and an EV charging point.

### DIRECTIONS

The property can easily be located by leaving our Stroud office in the direction of Cirencester on the A419. Travel through Brimscombe continuing to Chalford, turning left into the High Street opposite Victoria Works. Continue along the High Street past the New Red Lion public house on the right and the entrance to Sevilles Mill can be found after a short distance on the right hand side a further 350 metres along the High Street. The property is on the right at the top of the private drive into the development. Parking (and access via kitchen doors) can be found to the rear.

### LOCATION

Chalford is ideally located for ease of access to the market towns of Stroud, Cirencester and Minchinhampton where there is a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award-winning Saturday Farmers' Market. There is a good selection of amenities within walking distance of 2 Sevilles Mill, including a community store, the popular Lavender Bakehouse cafe, Stroud Brewery and the family run Felt cafe, as well as lovely walks along the Thames and Severn canal path. Jolly Nice, a fabulous farmshop and cafe, is located a short drive away, offering a cafe, a takeaway and many artisan products.

Chalford is a quintessential Cotswold village with numerous historic homes. The village has a strong sense of community with a good selection of local amenities including Chalford Vale Recreation Ground - a lovely play area with a stream, a popular community shop on the High Street with a range of fresh produce, newspapers, wine etc, the Lavender Bakehouse and The Boho Bakery. For sporting enthusiasts there is a Sports and Social Club on Chalford Hill hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest.

There is also an excellent choice of schools nearby. The popular Chalford Hill Primary School and Thomas Keble Secondary School are only a short drive away. There are also sought-after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham, plus a good selection of schools in the private sector including Beaudesert Park in Minchinhampton and Wycliffe College in Stonehouse. Transport links are excellent, with trains into London Paddington (around 90 minutes from Stroud or Kemble mainline stations.)

Motorway M5 J13 Stroud - 9 miles, M4 J15 Swindon - 27 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 24 miles, Stroud Railway Station - 4.5 miles, Cirencester (central) - 8.5 miles, Cheltenham (central) - 18.5 miles, Bristol Temple Meads - 36.5 miles, Bristol Airport - approx. 40 miles.

**TENURE** Freehold

**EPC** EER: Current 77 / Potential 85

**SERVICES** Main underfloor Gas central heating throughout (individual thermostats), Mains electricity, Council Tax Band F £3,222.11, Mains water and drainage. Ultrafast Broadband 1000 Mbps, Mobile Coverage: Three; 02 taken from Ofcom checker

**VIEWING** By prior appointment with **MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, 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

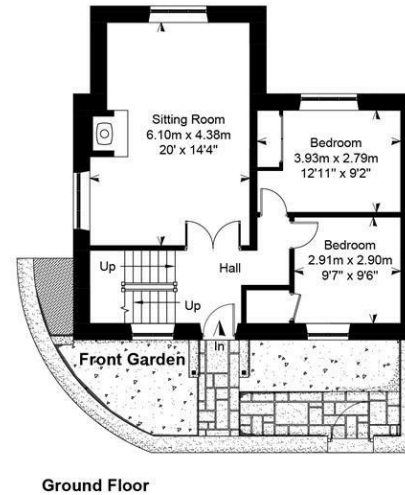
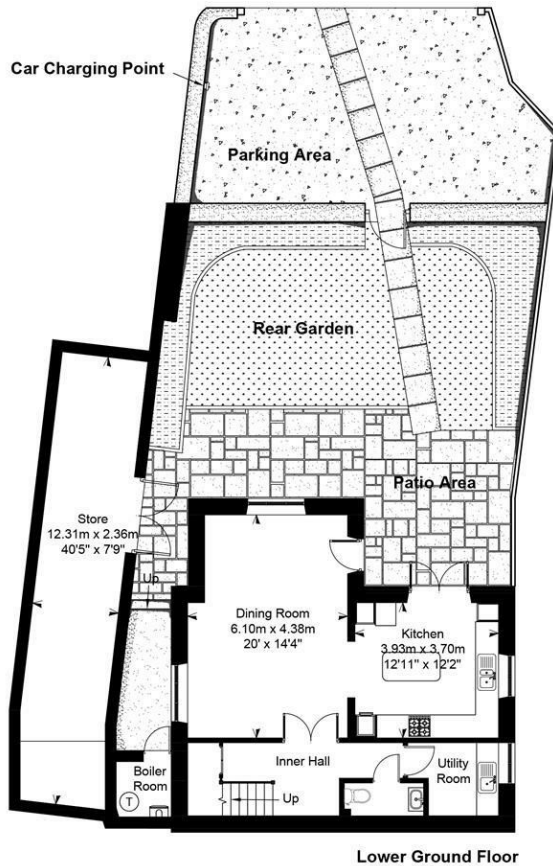
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**2 Sevilles Mill, High Street, Chalford, Gloucestershire**

	Approximate IPMS2 Floor Area
House	176 sq metres / 1895 sq feet
Store	29 sq metres / 312 sq feet
Boiler Room	2 sq metres / 21 sq feet
<b>Total</b>	<b>207 sq metres / 2228 sq feet</b>
(Includes Limited Use Area	7 sq metres / 75 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  
 Outbuildings  
 Not Shown In Actual Location Or Orientation



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