



hunter  
french

23 Millbrook Walk, Woodchester Valley Village, Inchbrook, Gloucestershire, GL5 5HE

Centrally positioned within the award winning Woodchester Valley Village, this spacious three-bedroom home offers versatile living with the enjoyment of several acres of grounds to enjoy.

Woodchester Valley Village is a beautifully maintained and retirement complex situated just outside Nailsworth and surrounded by the scenic Inchbrook valley. The nature of the village allows super sociability and there is a weekly programme of events planned yet also allows for quiet living for anyone desiring a more independent day to day life. Onsite facilities include a resident's lounge, library and a restaurant that is open daily preparing fresh meals. The village boasts immaculately maintained courtyard gardens, woodland and a millpond for all to enjoy, and residents parking is found across the development. There is also an hour of housekeeping per week and one load of laundry service per week included with the service charges, plus a minibus service provides residents regular outings and trips to shops and the supermarket.

23 Millbrook Walk enjoys a central position within the village as is accessed from one of the attractive courtyards. Entering through the front door leads into a spacious entrance hallway where there is an adjacent downstairs cloakroom, stairs to the first floor and doors to the living room and kitchen. Within the hallway is ample space for coat and shoe storage, plus a handy understairs store cupboard. Across the entire width of the property, to the rear, is the generously sized reception room that will comfortably accommodate both a sitting and dining area. There are a set of French doors that open out to a courtyard area that is private to No23. The kitchen sits to the front of the ground floor and comprises a well-equipped fitted kitchen with a selection of wall and base units plus a recently installed, integrated double oven and hob, plus a fridge freezer and there is space and plumbing for a dishwasher. The gas central heating boiler is neatly housed within a fitted unit to one corner.

On the first floor the current owner has adapted the layout to allow for the property to be used in a versatile manner. There are three well-proportioned bedrooms, the master of which is accompanied by a spacious en-suite shower room. Two of the bedrooms benefit from fitted wardrobes. The original main bathroom has been converted into a second kitchen and utility room, allowing for facilities for preparing food and drink to be done on this floor too. The plumbing remains in situ, so if desired a new owner could easily reinstate the bathroom. In the current arrangement, bedrooms two and three are being used as a sitting room and study, respectively.



The property is connected to mains services of gas, electricity, water and drainage. Council tax band D (Stroud District Council).

The property is leasehold on a 999 lease, which commenced in 2013.

The village is mutually owned and managed by the residents and the directors of the management company are elected amongst residents and their families, by the leaseholders. There is a combined annual maintenance charge and ground rent of £10,100. This includes the external maintenance and upkeep of both the buildings and grounds, plus use of all onsite facilities, 24hr service alarm and the minibus scheme.

Full details of the village can be found at the dedicated website.

[www.woodchestervalleyretirementvillage.co.uk](http://www.woodchestervalleyretirementvillage.co.uk).

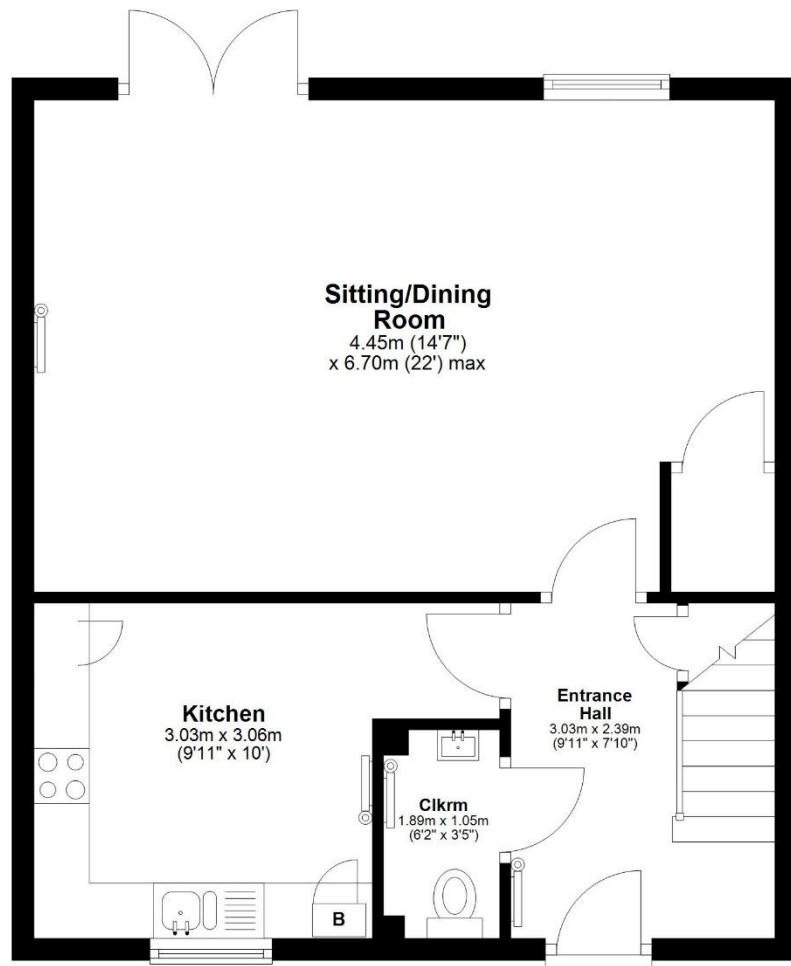
EPC – C (76).

## Guide Price £425,000



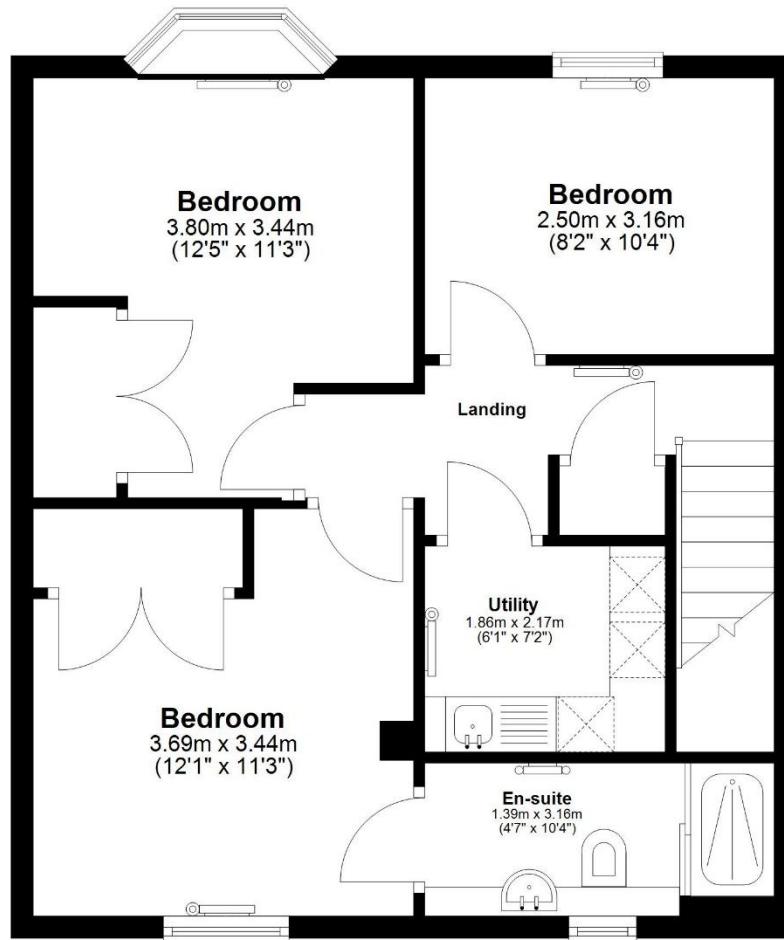
## Ground Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



## First Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



Total area: approx. 101.7 sq. metres (1094.8 sq. feet)