



Stone Mill

Old Bristol Road | Woodford | Berkeley | Gloucestershire | GL13 9JU

 **FINE & COUNTRY**

STEP INSIDE

Area description:

Woodford is a charming rural hamlet situated on the edge of the historic market town of Berkeley in South Gloucestershire. Surrounded by rolling countryside and intersected by the picturesque Little Avon River, the area offers a peaceful village lifestyle while remaining conveniently connected to larger centres including Bristol, Gloucester and Cheltenham via the A38 and M5 motorway. Berkeley provides a range of everyday amenities, independent shops, cafés and schools, together with the renowned Berkeley Castle. The surrounding area is ideal for those who enjoy walking, cycling and outdoor pursuits, with an abundance of scenic countryside right on the doorstep.

Step inside:

Upon entering the property, you are welcomed into a spacious entrance hall, providing access to the kitchen, living room and cloakroom. The stunning kitchen/dining room has been thoughtfully designed to maximise its connection with the surrounding landscape, featuring large windows that frame views of the woodland beyond. A bespoke green kitchen, complemented by rich dark wood accents, creates a warm and inviting atmosphere. The dining area comfortably accommodates a large table and features unique circular glass viewing panels set within the floor, offering a fascinating glimpse of the historic mill workings beneath the house and creating a truly distinctive focal point.

The spacious living room is a wonderfully bright and inviting space, enhanced by full-height windows that flood the room with natural light and frame attractive views of the surrounding gardens and woodland. Characterful exposed beams add warmth and charm, while the generous proportions provide ample space for both relaxation and entertaining.

The first floor offers three generously proportioned bedrooms, together with a utility room, home office and family bathroom. The impressive principal suite is light and spacious, benefiting from a well-appointed en-suite shower room and a dedicated dressing room complete with floor-to-ceiling fitted wardrobes. The family bathroom has been beautifully finished and features a bespoke walk-in shower alongside a luxurious freestanding stone bath.

The second floor provides two further double bedrooms and a large shower room. One of the bedrooms is currently arranged as a family cinema room, offering excellent versatility. Extensive storage is available within the attic space and eaves.

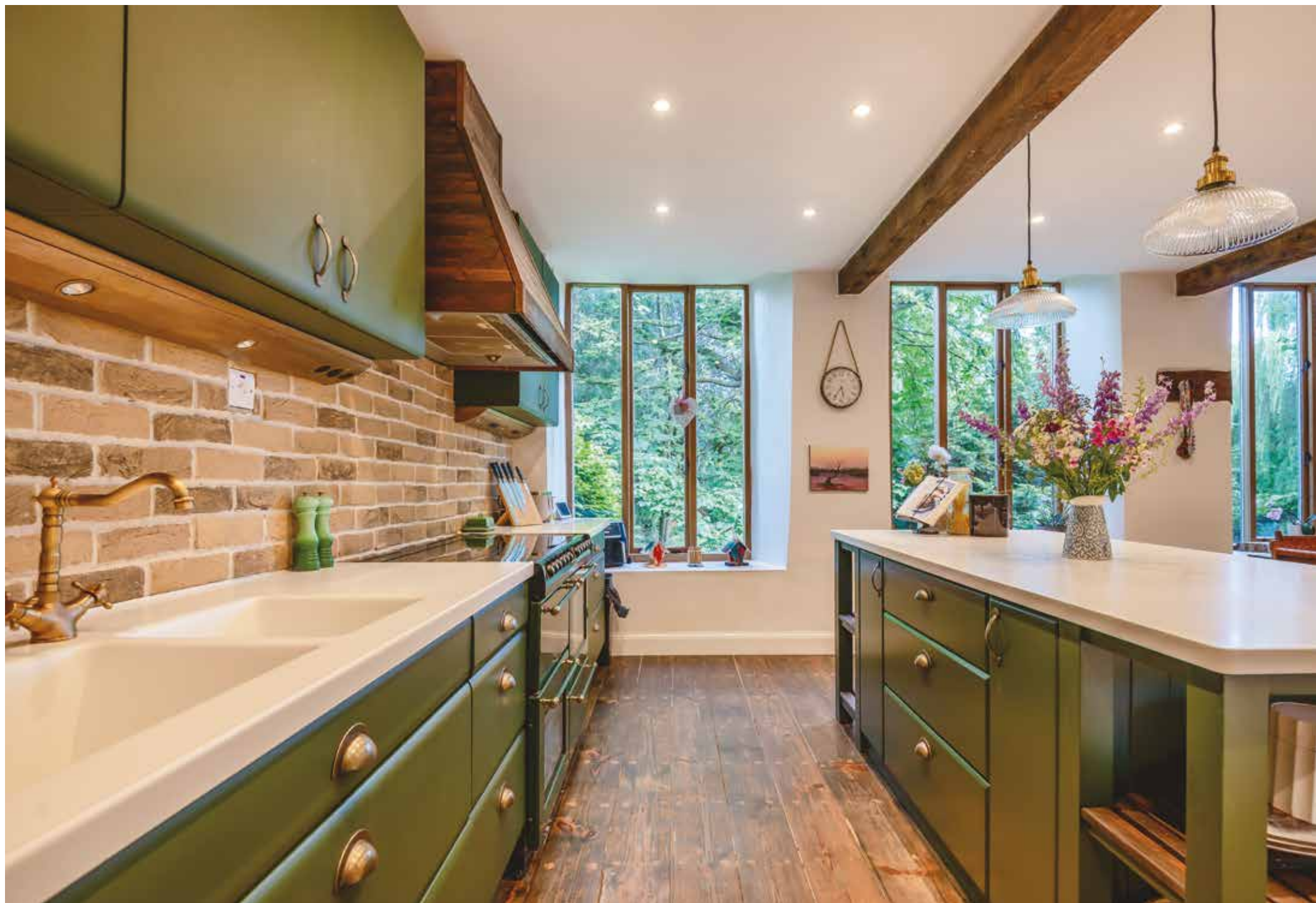
On the lower ground floor of the property is a huge amount of storage, perfect for a workshop or even a wine cellar.





















STEP OUTSIDE

Externally, the property is an attractive and characterful former mill, constructed of stone and brick elevations beneath a pitched tiled roof. Occupying a picturesque riverside position, the home enjoys an abundance of original charm, complemented by mature trees and beautiful views across the surrounding countryside.

The gardens have been thoughtfully landscaped to create a wonderful outdoor living space, featuring a large stone-paved area ideal for al fresco dining and entertaining. Well-stocked borders, mature planting and established trees provide colour, privacy and year-round interest, while the Little Avon River runs alongside the property, creating a tranquil and idyllic setting rarely found.





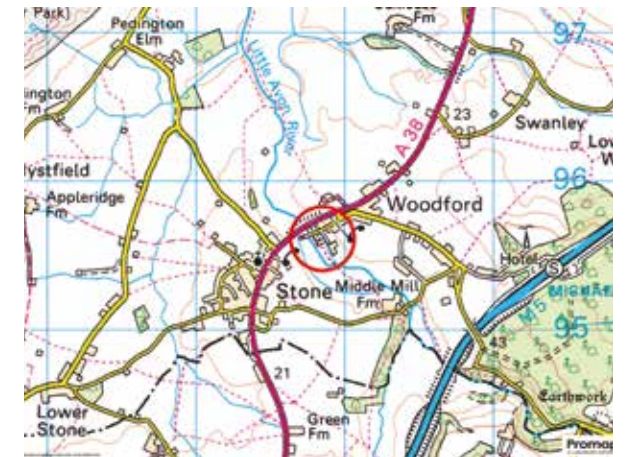
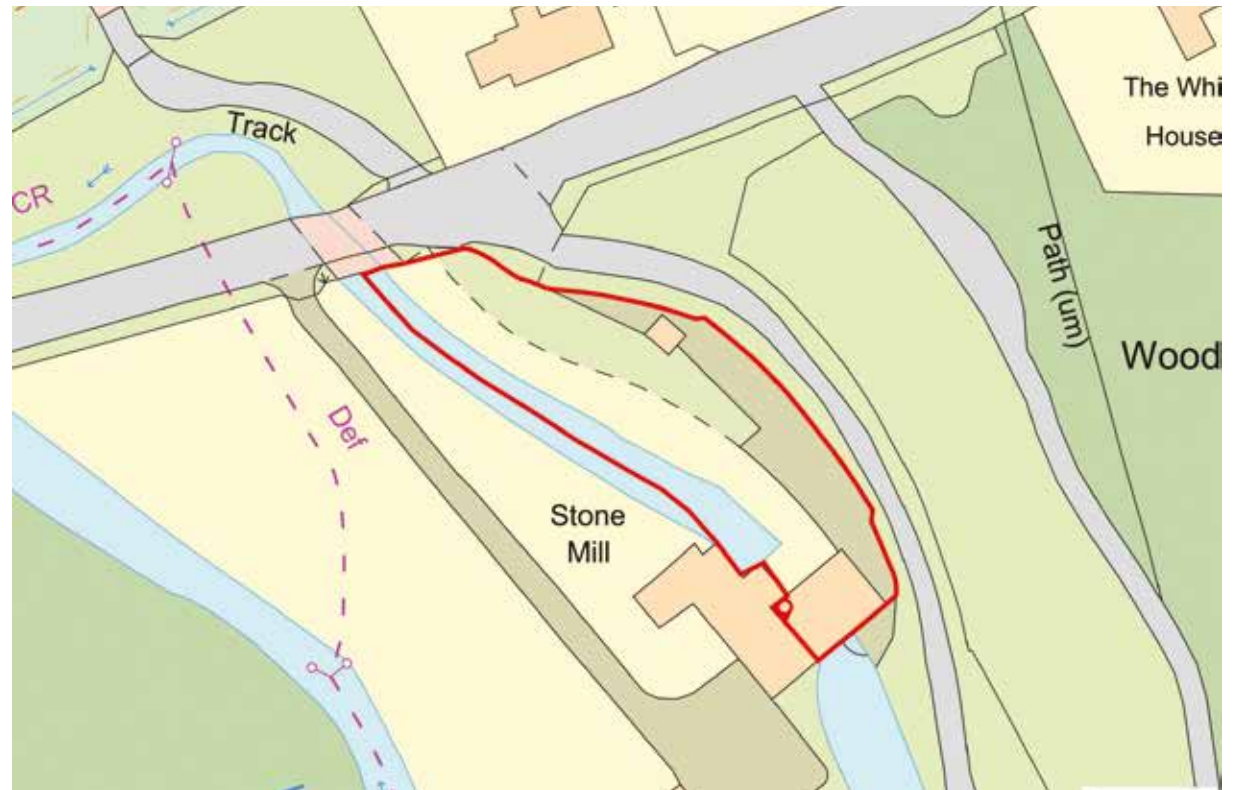
INFORMATION

Key features

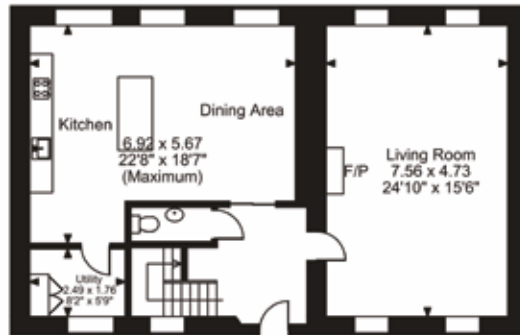
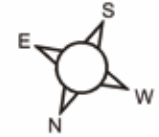
- Sought-after rural location in Woodford, near Berkeley
- Five-bedroom former mill with extensive character and charm
- Beautifully landscaped gardens and entertaining terrace
- Bespoke open plan kitchen and dining room
- Principal suite with dressing room and en-suite bathroom
- Excellent access to Berkeley, Bristol and the M5 motorway

Directions:

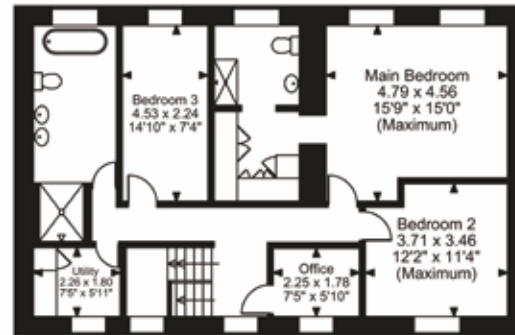
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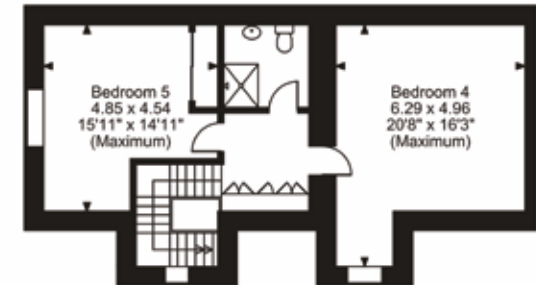
Stone Mill Old Bristol Road, Woodford, Berkeley
Approximate Gross Internal Area
3236 Sq Ft/301 Sq M



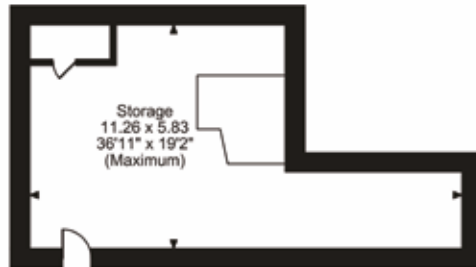
First Floor



Second Floor



Third Floor

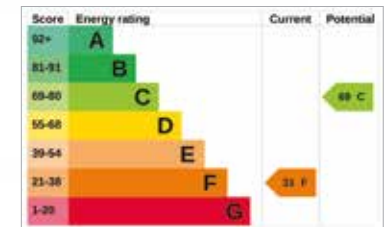


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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