



UPPER VATCH MILL AND COTTAGE

The Vatch, Stroud, Gloucestershire, GL6



AN ELEGANT COTSWOLD MILL HOUSE, BEAUTIFULLY PRESENTED WITH A TWO BEDROOM COTTAGE, SITUATED IN THE PRETTY HAMLET OF THE VATCH IN THE STUNNING SLAD VALLEY, SET IN BEAUTIFUL GARDENS.

Stroud 2.2 miles (main line station to London) | Painswick 3.1 miles | Minchinhampton 6.2 miles | Tetbury 12.1 miles | Cheltenham 13.3 miles | Cirencester 16.6 miles.
(All distances are approximate).

The House: Entrance hall | Kitchen/breakfast room | Sitting room | Dining room | Utility room and WC | Principal bedroom with suite bathroom
Bedroom with en suite shower room | Two further bedrooms | Family bathroom | Office | The studio's top floor vaulted space could be divided into bedroom suites.

Cottage: Sitting room | Dining room | Kitchen | Two bedrooms | Shower room

Outside: Detached double garage | Workshop | Storage shed | Folly

In all about 2 acres.


4-6


3-4


3-5

EPCS: Main House: E, Cottage F
Postcode: GL6 7JY
What3Words: ///workforce.discloses.dodges
Tenure: Freehold
Services: Mains water and electricity. Private drainage.
Local authority: Stroud District Council
Council Tax Band: House G - Cottage D
Guide Price: £1,595,000



THE PROPERTY

Upper Vatch Mill and cottage were initially a paper mill, later converted to a cloth mill. The Grade II listed property has been beautifully converted and refurbished to create a luxurious, characterful Cotswold home with an eye for detail and practical and spacious living. The pretty detached two bedroom cottage is beautifully presented and ideal for guests or letting out. The property sits centrally in its beautiful, incredibly peaceful and private grounds.

GARDENS AND GROUNDS

Approached down a long, hard-standing private drive, the property is surrounded by the beautiful countryside of the Slad Valley. There is expansive parking and a detached double garage. The grounds are a remarkable feature; there are various terraces to enjoy, and pond area. There is a wooded wild garden area, a large lawned area, and an attractive folly. This creates a most tranquil and magical setting in this small community just to the north of the centre of Stroud, a highly desirable market town with a wealth of facilities.

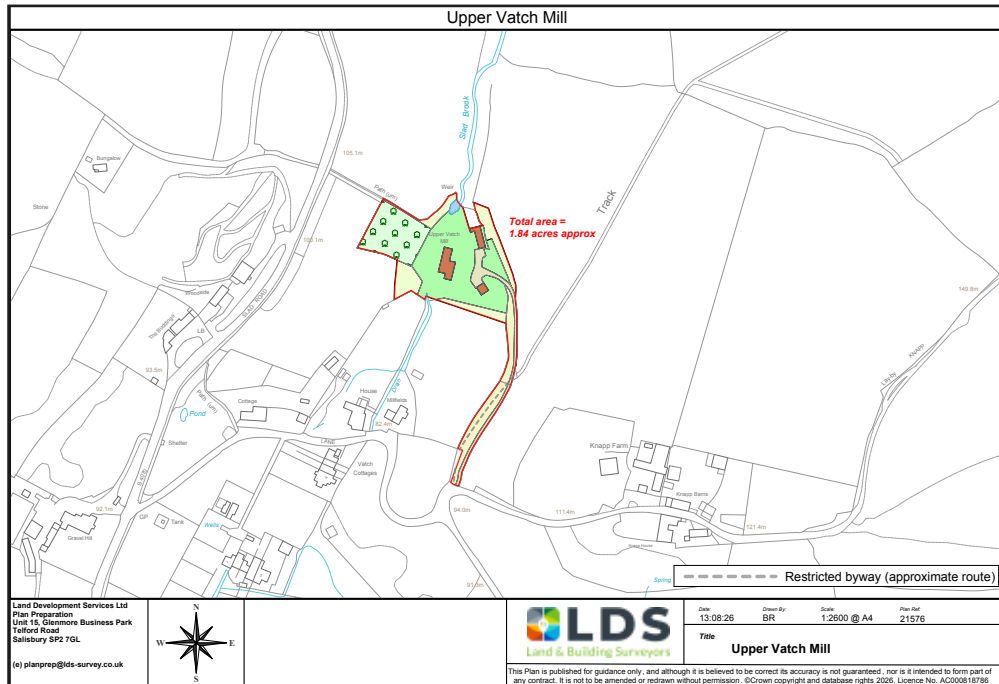




SITUATION

The Vatch and Slad are ideally located for walking with excellent routes along the Cotswold Way, including to the nearby pretty villages of Painswick and Sheepscombe, both with popular pubs. It is a short walk to the local pub, The Woolpack. There is an excellent selection of independent schools in the local area, including the highly regarded Beaudesert Park, Wycliffe, Cheltenham Ladies' College, Cheltenham College, Westonbirt, Marling and Pate's Grammar schools, to name a few. There are excellent road and rail links. Scenic routes provide access to Cheltenham and Gloucester. Junction 13 of the M5 is about 6 miles away, making Bristol and Birmingham accessible. Central London via the M4 is about 100 miles. Stroud Station is 2.2 miles away, and Kemble Train Station is about 10 miles away. Bristol International Airport is about 38 miles away. Minchinhampton, Nailsworth and Tetbury offer a wide selection of unique shops, services and restaurants, including delicatessens, florists, craft shops and supermarkets. More extensive shopping and recreational facilities can be found in Stroud (Waitrose and a local famous farmers market on Saturdays), Cirencester (Waitrose) and Cheltenham. Minchinhampton Golf Club is 3 miles away and has three courses. Polo at Cirencester and The Beaufort Polo Club. Racing at Cheltenham, Chepstow and Bath. Premiership Rugby at Gloucester and Bath.







Approximate Gross Internal Area = 296.0 sq m / 3186 sq ft
 Garage/Outbuilding = 135.6 sq m / 1459 sq ft
 Total = 431.6 sq m / 4645 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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