



Mill House, Church Lane, Rudford, Gloucester, GL2 8DT

Offers in excess of £425,000



  
**Farr & Farr** Sales Lettings 

Mill House, Church Lane, Rudford,  
Gloucester, GL2 8DT

Offers in excess of  
**£425,000**

A LOVELY SEMI DETACHED CONVERTED MILL IN  
A QUIET AND BEAUTIFUL RURAL POSITION JUST  
15 MINUTES TO THE NORTH WEST OF  
GLOUCESTER

Mill House is situated in a small hamlet of Rudford close to the Church, Manor House and farm in a lovely quiet position surrounded by beautiful undulating countryside just over 4 miles to the West of Gloucester. Easy access to the A40 and M5 as well as the centre of Gloucester and Cheltenham are all within easy reach.

The property has been cleverly and sympathetically restored by the current owners over recent years and offers surprisingly practical family accommodation with a good combination of character, modern facilities and light. There are four/five bedrooms, all of a good size, a large family/sitting room which adjoins a conservatory as well as a very well equipped open plan kitchen diner/family room. It is heated by oil, has double glazing throughout and to the exterior there is ample parking, an in and out drive, a useful outside store/workshop and delightful parkland

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

#### ENTRANCE PORCH

3/4 glazed with high-quality tiled floor. Double radiator. Glazed double doors with original panelled door to:-

#### KITCHEN/DINER 17' 0" x 17' 3" (5.18m x 5.25m)

Lovely tiled floor. **Kitchen area** with inset ceramic sink with mixer taps and cupboards below. Wall and base units with oak worktops. Part tiled walls. Built in fridge/freezer and washing machine. Built-in wine rack. Built-in dishwasher. Central island unit with range master cooker. Worktops with cupboards below and breakfast bar. Ceiling beam. Staircase to landing. **Dining area** with fireplace with woodburning stove and oak mantle. Second double radiator. Cupboards, shelving and arch to:-

#### SITTING ROOM 15' 7" x 17' 0" (4.75m x 5.18m)

Lovely fireplace with beam and woodburning stove with brick pillars. Tiled floor. Ceiling beams. Windows to three sides. Understairs cupboard. TV point. Two wide arches to:-

#### CONSERVATORY 15' 0" x 18' 3" (4.57m x 5.56m)

Quarry tiled floor. Double radiator. Double and single French doors to terrace and garden. Staircase to work room/bedroom 4.

#### FIRST FLOOR

##### LANDING

Window overlooking fields. Staircase to second floor.

##### BEDROOM 1 17' 8" x 8' 7" (5.38m x 2.61m)

Two radiators. Two windows.

##### BATHROOM

Of a very good size and beautifully fitted with clawfoot bath with mixer taps and shower attachment in brass. Double shower cubicle which is fully tiled with double headed controls. Low low level WC. Timber vanity unit with sink and shelf below. Airing cupboard with lagged copper cylinder. Ceiling beams. Views over countryside.

#### SECOND FLOOR

##### LANDING

Ceiling beam. Staircase to third floor.

##### BEDROOM 2 13' 2" x 9' 2" (4.01m x 2.79m)

Radiator. Ceiling beam.

##### BEDROOM 3 12' 2" x 8' 3" (3.71m x 2.51m)

Radiator. Attractive views. Ceiling beam.

##### CLOAKROOM

Low-level WC. Vanity unit with wash hand basin and cupboards below. Vinyl floor. Tiled splashback. Ceiling beam and contemporary radiator.

#### THIRD FLOOR

##### BEDROOM 5/PLAYROOM 15' 0" x 12' 0" (4.57m x 3.65m)

Low level storage. Ceiling beams and cross members. Small attic. Three velux windows to the south with views.

##### BEDROOM 4/WORKROOM 15' 1" x 9' 6" (4.59m x 2.89m)

Approached by a second staircase from the sitting room. Ceiling beams and Velux window.

#### EXTERIOR

The gardens and grounds are to the front, side and rear of the property to the North East and South and are approached by an In and out drive which is laid to gravel with gates and lawn surrounds. Mature trees. Rockery and shrubs with steps to elevated paved terrace with retaining walls overlooking large area of lawns with mixed trees, including fruit and silverbirch. Pond. Enclosed by fencing and hedges allowing beautiful views over the surrounding countryside. Garden store/workshop. Useful utility area. Ample parking. New garden shed with electrics.

#### AGENTS NOTE

EPC: F-36

COUNCIL TAX: D

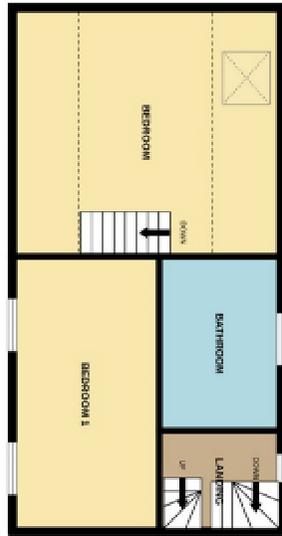




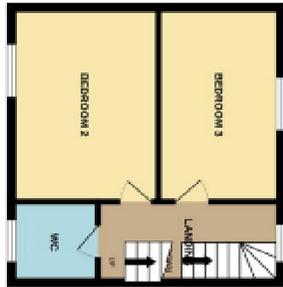
GROUND FLOOR  
734 sq.ft. (67.9 sq.m.) approx.



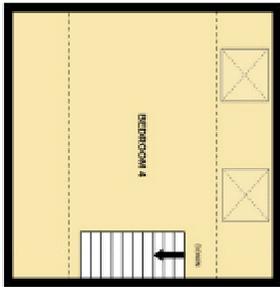
1ST FLOOR  
557 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



3RD FLOOR  
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.4 sq.m.) approx.

Which every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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