

THE OLD MILL

HARESCOMBE



The Old Mill, Harescombe, Gloucestershire, GL4 OXD

A BEAUTIFULLY RENOVATED AND EXTENDED COTTAGE IN A MAGICAL RURAL LOCATION IN THE HEART OF THE COTSWOLD HAMLET OF HARESCOMBE, WITH 4 BEDROOMS, 3 RECEPTIONS AND WONDERFUL OPEN-PLAN KITCHEN/DINING ROOM, OVERLOOKING OPEN COUNTRYSIDE AND WITH LARGE GARDEN OF CIRCA 0.5 ACRES, GARAGE AND PARKING

Boot Room, Open-plan Kitchen/Dining/Room, Play Room/Snug, Sitting Room, Home Office, Cloakroom, Utility, 4 Double Bedrooms, 2 with En-suite and the Principal with Walk-in Dressing Room, Family Bathroom, Landscaped Garden, circa 0.5 Acres including a Small Orchard Opposite the House, Garage, Gravel Parking

GUIDE PRICE £900,000

DESCRIPTION

The Old Mill is a fabulous family home in a magical setting in the heart of the pretty hamlet of Harescombe. The original cottage is thought to be over 400 years old, with sympathetic extensions over the years. The home opens into a good-sized boot room, offering the perfect space for muddy boots and country paraphernalia, with the kitchen and home office leading off the boot room. The kitchen is clearly the heart of the home and is a wonderful light-filled room with views overlooking the garden and open countryside. Cream units provide plentiful storage and there is ample room for a table, making this the perfect space to chat with family and friends, whilst cooking up a feast. Underfloor heating runs throughout the spacious kitchen/dining area and a door leads from the kitchen to the garden.

Steps lead up to a snug/second reception room, currently used as a children's playroom and with access to a cellar, providing useful storage. An inner hall with cloakroom off, leads to the L shaped sitting room. A welcoming room with a woodburning stove providing a cosy focal point, the sitting room provides a lovely space to relax with a book, whilst working equally well for entertaining. A good-sized utility room is ideal for hiding laundry away. An exceptional home office with magnificent views as far as the Malvern Hills, provides an idyllic working environment.

Stairs lead from the inner hall to four first floor double bedrooms, two with en-suite and the principal with walk-in dressing room, plus a family bathroom. All of the bedrooms have been thoughtfully laid out with built-in storage cupboards and wonderful views. A good-sized family bathroom is also located on the first floor.

The garden is a real feature of the property, providing sensational relaxing and entertaining space. A large patio overlooking farmland, provides the perfect spot for alfresco entertaining and Daniels Brook runs along the bottom of the garden. Well-stocked borders plus a children's play area to the side of the house, complete the main garden. A strip of land opposite the house, provides additional space, currently laid to orchard. A single garage and gated gravel drive, provide parking for several cars.

DIRECTIONS

The property is located by leaving Stroud on the A46 in the direction of Gloucester and Cheltenham, branching left at the junction signposted Gloucester. Continue through Edge and down the hill, straight over the first roundabout and then turn left at the next roundabout, just after Fagin's Public House, signposted to Haresfield. Follow this road for approximately 1 mile and turn left, signposted to Harescombe. Continue for less than half a mile and at the first fork by the farm, bear left and continue for approximately half a mile; on passing the village hall on your left, turn immediately left and The Old Mill is the first house on the left hand side.

LOCATION

One of The Old Mill's greatest attributes, is its location. Nestled along a quiet country lane in the hamlet of Harescombe, the property overlooks open fields, with a babbling brook at the bottom of the garden and a historic 14th Century church at the end of the lane. The location of this home is akin to stepping back in time, to a rural, tranquil haven, where the main passing traffic is likely to be a herd of cows on their way to the milking parlour. Quiet and peaceful (access is down sunken country lanes with minimal passing traffic), the surprise is to find the cottage is within 20 minutes of Gloucester (schools and mainline railway station) and less than 10 minutes from Junction 12 of the M5 motorway for accessing Bristol and the West Midlands. One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham and also a good choice of schools in the private sector. There are also popular village primary schools in nearby Haresfield and Painswick. Historic Painswick, is 10 minutes drive with good local services and the nearby town of Stroud has excellent facilities including a major Waitrose plus three other supermarkets and a mainline railway station (London Paddington circa 90 minutes). There are lovely walks including the Cotswold Way, opportunities to keep a horse at livery and fishing lakes nearby.

TENURE

Freehold

EPC

EER: Current 54 / Potential 77

SERVICES

Oil central heating, NEW septic tank drainage. Stroud District Council Tax Band F, £3,166.28 2024/25
Broadband - Standard 18 Mbps, Ultrafast 1000 Mbps; Mobile - O2, EE, Vodafone, limited.

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office, 01452 814655, 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

IMPORTANT NOTICE: *Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

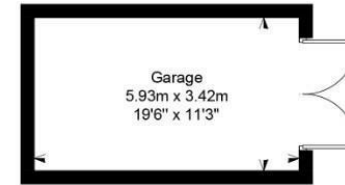


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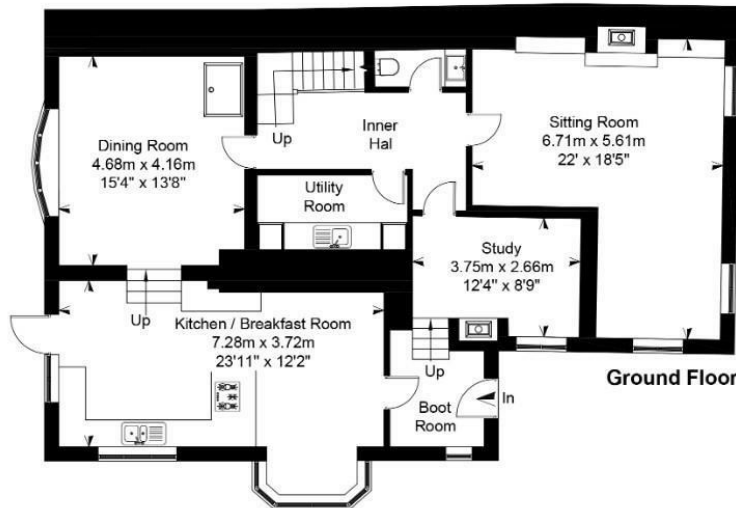
Approximate IPMS2 Floor Area

House 218 sq metres / 2347 sq feet
Cellar 27 sq metres / 291 sq feet
Garage 20 sq metres / 215 sq feet

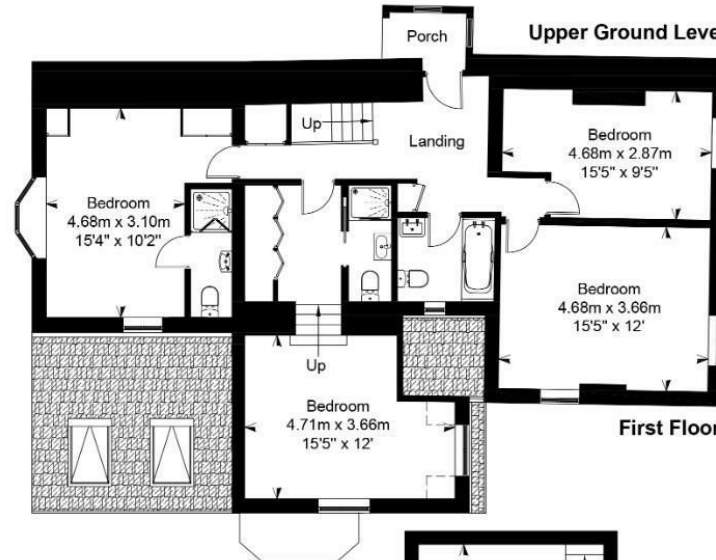
Total 265 sq metres / 2853 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation

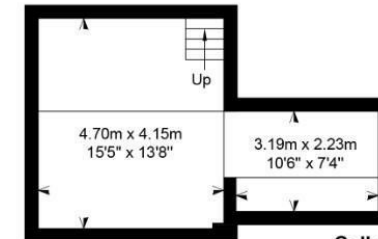


Ground Floor



Upper Ground Level

First Floor



Cellar

Simply Plans Ltd © 2024

07890 327 241

Job No SP3337

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



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