

SOUTHFIELD MILL WOODCHESTER



MURRAYS
SALES & LETTINGS



SOUTHFIELD MILL · SOUTHFIELD ROAD WOODCHESTER · STROUD · GL5 5PA

BEDROOMS: 5

BATHROOMS: 4

RECEPTION ROOMS: 3

GUIDE PRICE £1,500,000

- Stunning Millpond Setting
- Circa 2 Acres of Grounds
- Landscaped Garden
- Period Features
- Steeped in Historic Interest
- 5 Bedrooms including 2 Bed Annexe
- Original Walled Kitchen Garden
- Edge of Village Location

Southfield Mill offers a unique home, steeped in historic interest and set in magnificent grounds of circa 2 acres, overlooking a beautiful millpond

DESCRIPTION

Dating back to the 1800s, Southfield Mill offers a unique waterside home, steeped in historic interest and nestled on the outskirts of the Cotswold village of Woodchester. A sweeping driveway creates an impressive entrance to a home that is both handsome and elegant, in equal measure. The L shaped layout of the former mill, with a central courtyard, gives the property an instantly welcoming feel.

Accessed via a spacious reception hall with flagstone flooring, the home exudes period charm. A cloakroom and large laundry room lead off the reception hall, ideal for hiding washing away and the perfect space for dogs, muddy boots and country paraphernalia. A walk-in pantry/wine store, is also located at this level.

The main living accommodation is located on the first floor. The Kitchen is clearly the heart of the home and this light-filled, dual aspect

room, benefits from wonderful views over both the rear millpond and the sweeping grounds to the front of the house.

Thoughtfully laid-out, there is ample room for discreet storage and space for a kitchen table, ideal for informal family suppers.

The reception rooms are beautifully proportioned and provide excellent living and entertaining spaces, with a dining room for more formal occasions and a good-sized sitting room with woodburning stove for the colder months. A magnificent decorative dresser, original to the mill, creates a charming focal point. A home office is located to the front of the house, overlooking the sweeping grounds and an idyllic location to work from home.

There are 5 bedrooms in total, three with en-suite, together with a family bathroom. All of the bedrooms have been thoughtfully laid out, to provide comfortable living, with ample storage. The principal bedroom (with en-suite)

overlooks the mill pond and the gentle flow of water running through the culvert, creates the ultimate lullaby.

Two of the above bedrooms are currently compartmentalised into a self-contained annexe with its own access. The annexe comprises 2 en-suite bedrooms, an open-plan kitchen/dining/sitting room and a private courtyard garden, with views over the millpond. Currently run as a rental investment, the annexe is linked via an internal corridor to the main house and therefore easily incorporated into the principal accommodation.

Extensive outbuildings include the former coach house, now used as two store rooms/garages, a further large store room, with original fireplace, log store and potting shed.

The landscaped grounds have been beautifully designed, to incorporate the original walled

kitchen garden and a stunning bespoke Gabriel Ash greenhouse. Sweeping meadow lawns attract an array of wildlife and trees adorn the front garden, with a drystone wall running the length of the drive. The millpond is set to the rear of the house, with a magical path running around the waters' edge and a bench located at the head of the pond, ideal for an evening drink or quiet reflection. Attracting a host of wildlife, including kingfishers, herons & otters, and a family of mandarin ducks, the millpond is an ecological haven. A silt pond is located adjacent to the main pond, together with a tucked away area for bonfires and garden waste. A gravel courtyard provides plentiful parking to the front of the property.



LOCATION

One of the key attributes of Southfield Mill is its exceptional location. Tucked away along a meandering country lane and set back at the end of a long drive, the property benefits from a magnificent outlook over its own grounds, offering a tranquil haven with great privacy and peace. The market towns of Nailsworth, Tetbury, Minchinhampton and Stroud are all within easy reach, offering a wide range of independent retailers, restaurants and coffee shops. Stroud has an award winning Farmers' Market as well as a good selection of leading supermarkets, including a large Waitrose, multiplex cinema, provincial theatre and 2 grammar schools. The surrounding countryside is a great source of walks, together with numerous country pubs and excellent restaurants. For sporting enthusiasts, there are three challenging 18 hole golf courses in nearby Minchinhampton.

One of the key draws to the area is the excellent choice of schools in both the

state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wyckliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. Woodchester also has a popular primary school.

The house is well located for transport links with easy access to the M4 and M5 motorways. There are also regular mainline train services from Stroud station into London Paddington, from circa 90 minutes. Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Temple Meads - 35 miles, Bath (central) - 30 miles. Distances are approximate.



DIRECTIONS

From Stroud, follow the A46, Bath Road, in the direction of Nailsworth. After a couple of miles, turn right into Selsley Road; follow the road up the hill for circa 50 yards and take the first left into Southfield Road. Follow Southfield Road for circa half a mile, travelling down the lane and just as you start to go up the hill, you will see the entrance to Southfield Mill on the right hand side.





MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band G - £3,621.31. Ofcom checker: Broadband - standard 13 Mbps superfast 54 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

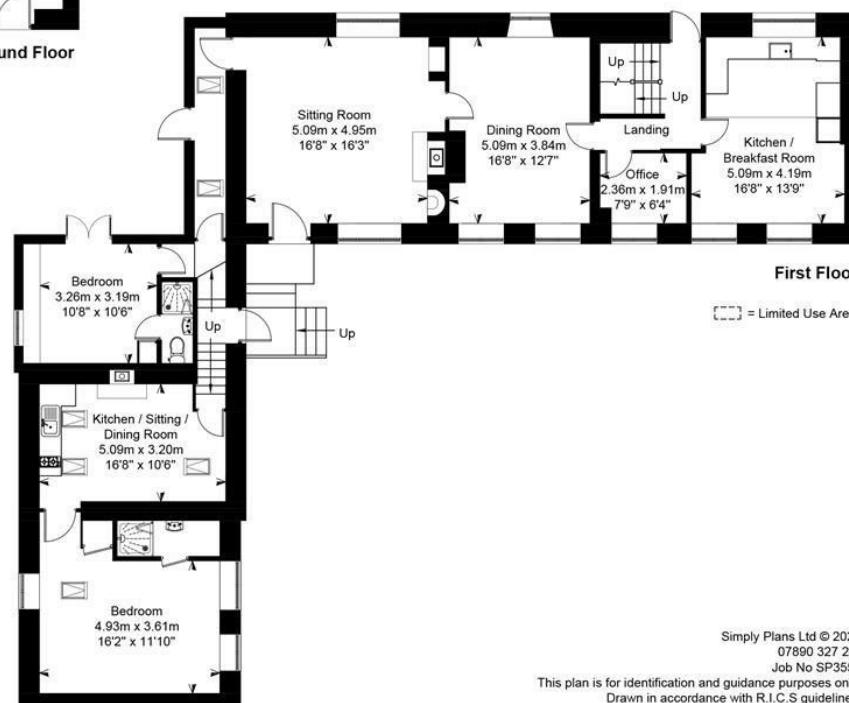
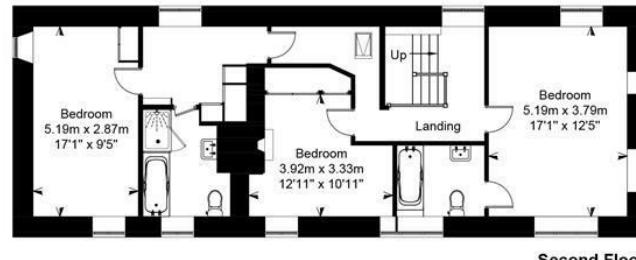
For more information or to book a viewing
please call our Stroud office on 01453 755552

Southfield Mill, Southfield Road, Woodchester, Gloucestershire

Approximate IPMS2 Floor Area

House 214 sq metres / 2304 sq feet
 Annex 61 sq metres / 657 sq feet
 Cellar 20 sq metres / 215 sq feet
 Potting Shed 14 sq metres / 151 sq feet
 Log Store 24 sq metres / 258 sq feet
 Garages / Store 57 sq metres / 613 sq feet

Total 390 sq metres / 4198 sq feet
 (Includes Limited Use Area)
 20 sq metres / 215 sq feet



[] = Limited Use Area

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 Job No SP3553

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

SUBJECT TO CONTRACT

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