

4 CHURCHES MILL

SOUTH WOODCHESTER
GLOUCESTERSHIRE



A WELL PRESENTED, SPACIOUS END OF TERRACE PROPERTY IN A 'WIND IN THE WILLOWS' SETTING, LOCATED IN A SOUGHT AFTER VILLAGE

Entrance Hall, Cloakroom, newly fitted Kitchen/Breakfast Room, Utility, first floor Sitting Room, Study/Bedroom 4, Bathroom, 3 further Bedrooms, Shower Room, charming waterside Gardens, Parking.

PRICE GUIDE £395,000

DESCRIPTION

Churches Mill comprises a terrace of three contemporary wooden framed properties built in the grounds of an attractive former Mill. This charming waterside setting with its mature trees, babbling brook and wildlife, needs to be viewed to fully appreciate its unique and beautiful location. The accommodation has recently been upgraded with the addition of a new kitchen (not yet completed) and offers light, spacious and adaptable living over three floors. The ground floor has a wide entrance hall with cloakroom and utility off. The good sized kitchen/breakfast room has access to the pretty gravelled area and lower seating terrace, as well as access to the stream. The large sitting room, with a Juliet balcony, is situated on the first floor in order to optimise the benefits of the tranquil setting. The study/bedroom 4 and family bathroom are also on this floor, with 3 further bedrooms and a shower on the second floor. The outside space is laid out to two sitting areas to the rear and there is parking for two cars at the front.

We are advised that the property is located in an Industrial Heritage area.

DIRECTIONS

The property is most easily found by leaving Stroud on the A46 in the Nailsworth direction. After a few miles turn right into Station Road, signposted to South Woodchester and then turn immediately right, just after the cycle path. Follow the drive around and over the bridge and number 4 can be found at the far end of the terrace.

LOCATION

The picturesque villages of South and North Woodchester are situated in the south-west of the Cotswolds, well placed for commuting to Bristol, Cheltenham and Gloucester. Period property abounds in both South and North Woodchester and there are good amenities with two popular pubs, a general store, post office and primary school. The surrounding countryside is spectacular with neighbouring Minchinhampton Common offering over 650 acres of National Trust land and Woodchester Valley, also offering a glorious source of walks in timeless countryside. Nearby towns include Nailsworth, which offers an excellent range of independent retailers and Stroud, which is the administrative centre for the

region. Trains to London Paddington travel from Stroud mainline station, circa 90 minutes and there are also 3 major supermarkets in Stroud, plus a famous Saturday Farmers' Market, theatre, cinema and boys' and girls' grammar schools. Local amenities include a cycle track between Nailsworth and Stroud, 3 challenging golf courses at Minchinhampton, opportunities to ride (local livery stables) and to visit the village's own boutique Vineyard - Woodchester Valley Wines.

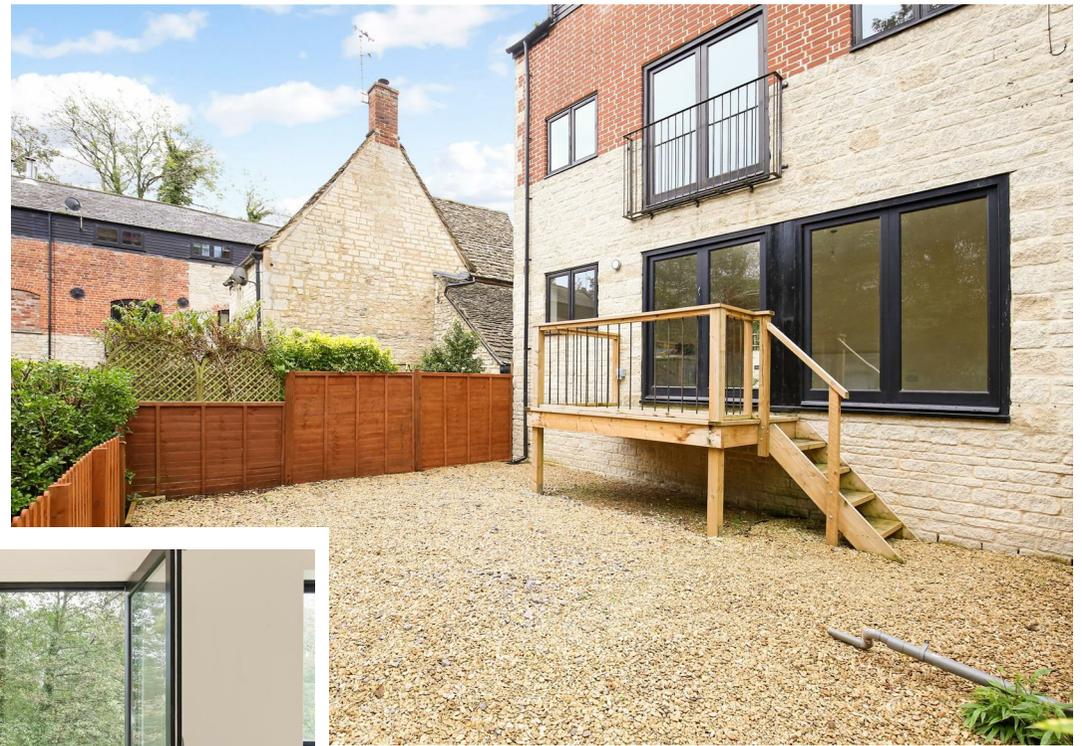
Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Airport - 40 miles, Bath (central) - 31 miles. Distances are approximate.

TENURE	Freehold
EPC	EER: Current 76 / Potential 85
SERVICES	All mains services are believed to be connected to the property. Gas central Heating.
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, 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



4 Churches Mill, Station Road, Woodchester, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 117 sq metres / 1259 sq feet

Simply Plans Ltd © 2021

07890 327 241

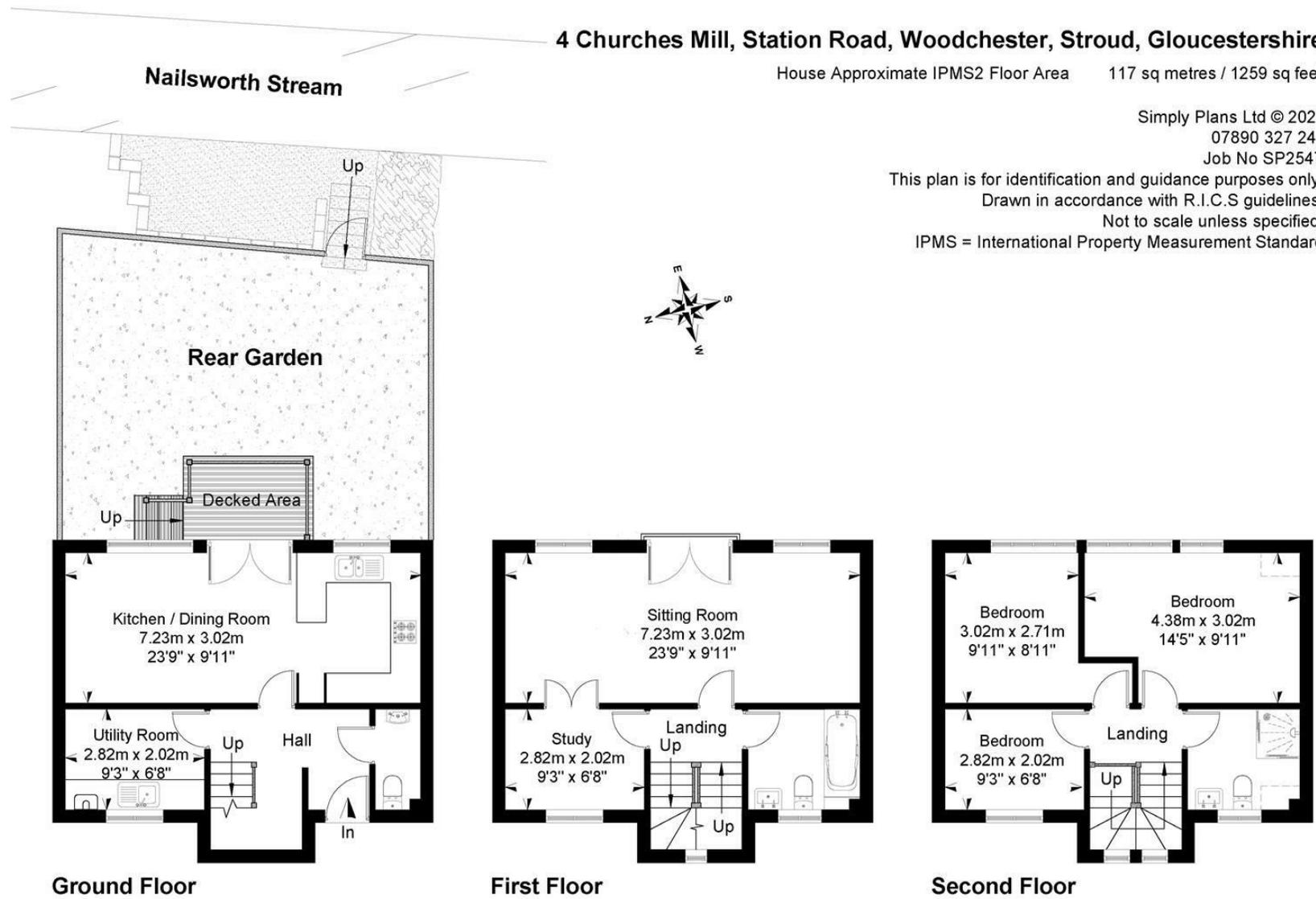
Job No SP2547

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



Ground Floor

First Floor

Second Floor



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysstateagents.co.uk
Internet: www.murraysstateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysstateagents.co.uk
Internet: www.murraysstateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysstateagents.co.uk
Internet: www.murraysstateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk