



MILTON RILL COTTAGE · WATLEDGE · NAILSWORTH

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WATLEDGE
NAILSWORTH
GL6 0AP

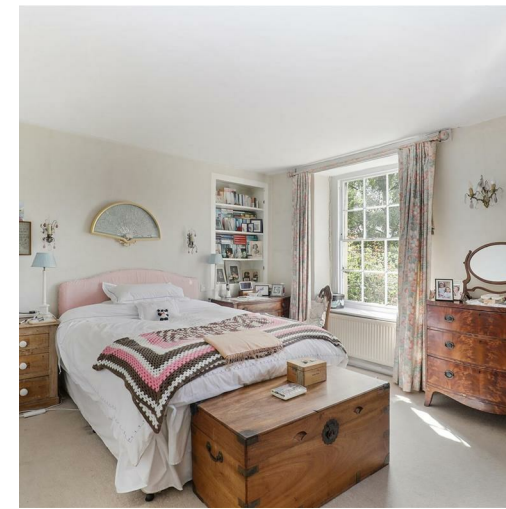
A handsome 4 bed period house within a few minutes walk from Nailsworth town centre with a wealth of period charm, good-sized garden and parking

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £850,000

FEATURES

- Period Home
- Character Features
- 2 Minute Walk from Nailsworth Town Centre
- 4 Bedrooms
- Home Office
- Two Receptions
- Gated Driveway
- Parking and Garage
- Grade II Listed
- Views



DESCRIPTION

Milton Rill is a rare find. A handsome period home offering privacy, parking and a good-sized garden, yet still within a 2 minute walk of the bustling town centre of Nailsworth.

Built in the early 19th Century, the Grade II Listed property has an impressive facade with ashlar quoins, sash windows and a central first floor porthole window.

Opening directly into a spacious dining/reception room, the property feels both welcoming and homely. Beautifully proportioned, the dining room is a superb space for entertaining family and friends but works equally well for informal family suppers or as a second reception. An impressive fireplace with a wood burning stove creates a warming focal point to the room.

The kitchen provides ample storage space with room for a small kitchen table. A door leads off the kitchen to a front facing patio seating area, ideal for alfresco dining in the warmer months. A useful cloakroom leads off the kitchen together with a utility/storage area running along the rear of the property.

The sitting room works equally well for hosting as for cosy nights at home. A fireplace adds comfort in the winter months and sash windows allow for plentiful natural light.

Four bedrooms are spread across the upper two floors. Two bedrooms, one with en-suite, plus a study/home office, are located on the first floor together with two second floor bedrooms and a family bathroom. The two front-facing bedrooms benefit from lovely views across the town of Nailsworth and to the hills beyond.

For a property with such close proximity to the town, Milton Rill benefits from a surprisingly large garden. The garden comprises a level area with summerhouse and seating area to the side of the property, together with sloping lawns and mature trees to the rear. The top of the garden affords far-reaching views over the town and hills beyond.

A gated driveway leads to a gravel area to the front of the house providing parking for several cars, along with a single garage.





DIRECTIONS

From our Minchinhampton office head along West End, leading into Windmill Road towards Minchinhampton Common. At the junction, turn left and head down the steep hill towards Nailsworth. Just before the cattle grid on the sharp bend, turn right along a small lane leading to Watledge. Milton Rill will be found on the right hand side after circa 20 yards, identified via the gated driveway.

LOCATION

Watledge is a charming hamlet adjacent to the vibrant market town of Nailsworth. The hamlet comprises a pretty lane flanked by beautiful period properties, of which Milton Rill is a fine example.

Watledge is within easy access of amenities and within minutes from open countryside, including Minchinhampton Common, offering 100s of acres of National Trust common land. Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen.

Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' Market.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are sought-after grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is only a five minute drive up the hill and Westonbirt School in Tetbury and Wycliffe in Stroud, are both easily accessible. There is also an excellent choice of schools in Cheltenham.

Transport links are good with both the M4 and M5 within easy reach and trains into London Paddington from Stroud Station (journey time to Paddington circa 90 minutes).



Milton Rill Cottage, Watledge Road, Nailsworth, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	188 sq metres / 2024 sq feet
Garage	18 sq metres / 194 sq feet
Summerhouse	2 sq metres / 21 sq feet

Total	208 sq metres / 2239 sq feet
(Includes Limited Use Area	11 sq metres / 118 sq feet)

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Job No SP3864

This plan is for identification and guidance purposes only.

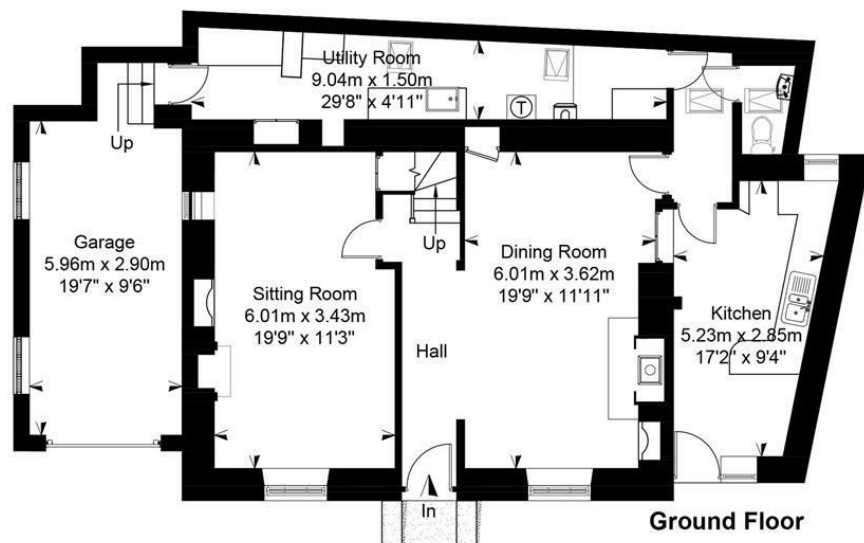
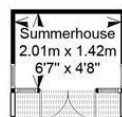
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

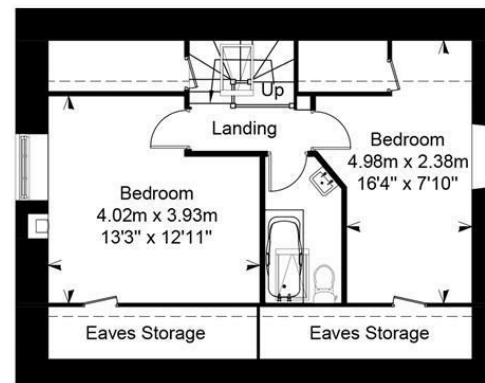
Outbuildings

Not Shown In Actual Location Or Orientation

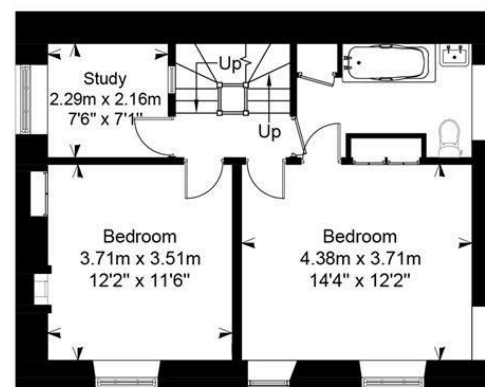


Ground Floor

[] = Limited Use Area



Second Floor



First Floor

MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band G, £4,117.36 (2025/6). Ofcom Checker: Broadband, Standard 20 Mbps, superfast 80 Mbps. Mobile, O2, EE, Three & Vodafone.

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334