

3 Avening Mill · Dunkirk Mills · Nailsworth

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3 Avening Mill
Dunkirk Mills
Inchbrook
Nailsworth
GL5 5HH

A spacious and well appointed two bedroom, first floor flat in the historic converted Dunkirk Mills development close to the popular market town of Nailsworth.

BEDROOMS: 2
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £195,000

FEATURES

- Grade II* Listed Building
- First Floor Flat
- Lift Access
- Open Plan Kitchen/Dining/Sitting Room
- Offered Chain Free
- Extensive Communal Grounds
- Swimming Pool , Gym & Tennis Court
- Off-street parking
- Within walking distance of Nailsworth
- Easy commutable routes to Cheltenham, Bath & Bristol





DESCRIPTION

3 Avening Mills is a well presented two bedroom flat within this popular historic mill dating back to 1827.

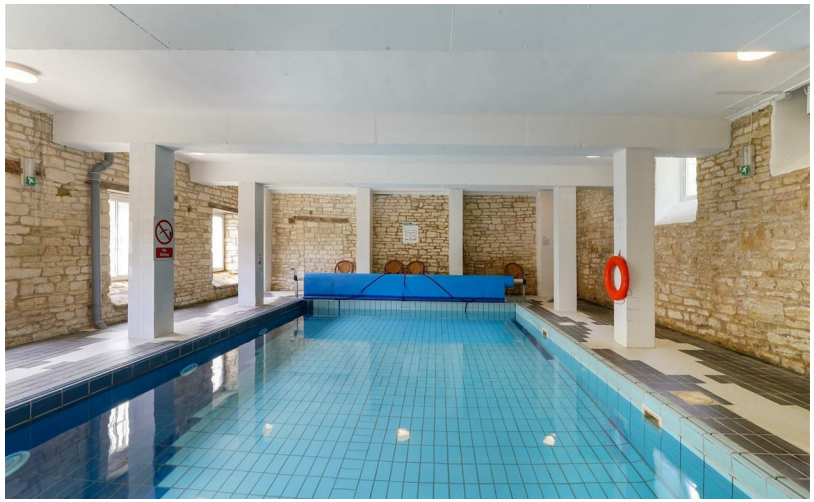
On entering the building a lift or staircase gives access to this first floor apartment. The front door leads into an inner central hallway off which, to one side, is the large open-plan kitchen, dining and sitting room with plenty of storage and a south-westerly outlook. The flexible living accommodation offers excellent entertaining space.

To the other side of the hallway are the two double bedrooms. The principal with its own en-suite bathroom and a further separate shower room.

There is zoned allocated parking - 2 permits are allocated to the property with an additional 2 permits for visitors. As a resident of the development you have full access to the leisure facilities and communal gardens which include a swimming pool, gym, tennis court, sauna and extensive gardens with BBQ area and mill ponds, which are a wildlife conservation area.

The lease for the apartment is 199 years commencing 1988. The leaseholders also own the freehold as shareholders of Dunkirk Mills Management Company Limited (DMMCL). The Board of DMMCL oversees all aspects of the Dunkirk Mills Estate. The current annual charges are £4,941 which includes buildings insurance, maintenance, access and use of all the communal areas and facilities, and sinking fund contribution.







DIRECTIONS

From the mini roundabout in the centre of Nailsworth, travel North along the A46 towards Stroud for just over half a mile, going past Egypt Mill Hotel and The Shell Garage. Dunkirk Mill will be found on your right hand side

LOCATION

Avening Mill is part of the the former textiles mill, Dunkirk Mill. Now converted to residential accommodation, the complex offers fabulous facilities alongside a great sense of community.

The quiet and private development is just a ten minute walk along a quiet cycle path from the thriving market town of Nailsworth. This popular market town offers a plethora of independent retailers, boutique shops, restaurants and a supermarket.

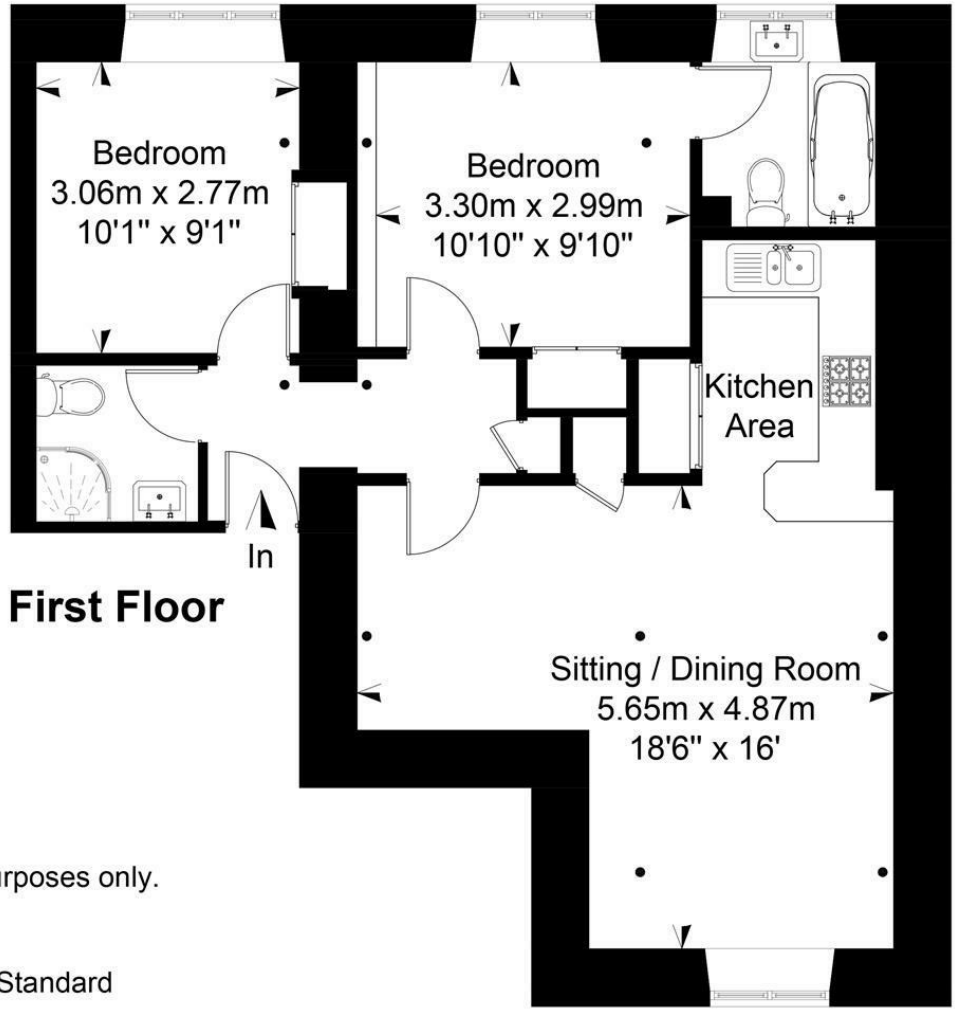
Stroud is also easily accessible and has a range of amenities including several leading supermarkets, including Waitrose,, a sports centre, multiplex cinemas plus a popular award winning Saturday Farmer's Market. Nearby Minchinhampton also offers excellent facilities along with over 600 acres of National Trust common land, plus a popular golf course.

The property is well located for commuting with both the M4 and M5 easily accessible and London 2 hours by road or circa 90 minutes by rail from nearby Stroud Station.



3 Avening Mill, Dunkirk Mills, Inchbrook, Gloucestershire

Approximate IPMS2 Floor Area
Flat 62 sq metres / 667 sq feet



First Floor

Simply Plans Ltd © 2026
07890 327 241
Job No SP3975
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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TENURE
Leasehold

EPC
C

SERVICES
Mains electricity, water and drainage are connected to the property. Electric Heating. Stroud District Council Tax Band C, £2,195.92. Ofcom Checker: Broadband, Standard 16 Mbps, Superfast 80 Mbps. Mobile, EE,& Three indoor, all likely outdoor

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