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Tayler & Fletcher

Mill View

Naunton, Cheltenham, GL54 3AF

Guide Price £445,000

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Mill View

Naunton, Cheltenham, GL54 3AF

A well presented end of terrace house set on the edge of the popular village of Naunton, with light and spacious open plan accommodation on the ground floor and three double bedrooms and a bathroom on the first floor with lovely views and gardens to front and rear.

LOCATION

The property is situated in Mill View, a small development of similar properties set back on the edge of the village of Naunton, a popular and sought after North Cotswold village with a strong community centred on the Parish Church, Black Horse Public House and cricket club with pavilion. The surrounding Cotswolds provide for a range of rural leisure pursuits and particularly for horse riding and walking. Stow-on-the-Wold and Bourton-on-the-Water are 6 and 4.5 miles away respectively and each have a good range of facilities to meet everyday requirements, including shops, supermarkets and restaurants. Both have primary schools, in addition to the Cotswold School at Bourton-on-the-Water which also has a public Sports Centre and Swimming Pool. Moreton-in-Marsh has a mainline train station servicing London Paddington.

DESCRIPTION

The property comprises a beautifully presented and spacious end of terrace house set within a generous plot with gardens to front and rear and accommodation arranged over two floors. The house has light and open plan living accommodation on the ground floor with a large fitted kitchen interconnecting with a dining area with a lantern over and bifold doors out to the rear garden. The dining area interconnects with the sitting room. There is also a hall, cloakroom and utility area on the ground floor. On the first floor there are three double bedrooms and an updated bathroom. The property offers scope for further alteration if desired and occupies a superb setting with south facing facade and backing onto farmland on the edge of the village.

APPROACH

A path leads down the side of the front garden and in turn leading to a glazed panelled uPVC stable front door with matching double glazed casement to side to:

Hall

With tiled floor, stairs rising to the first floor with below stairs storage, and door to:

Cloakroom

With low-level WC, part panelled walls and wash hand basin. The Hallway opens out to the:

Kitchen

With fitted kitchen comprising space and LPG point for Range style cooker with brushed stainless steel extractor over. Worktop with single bowl sink unit with brushed stainless steel mixer tap and range of built in cupboards and drawers below. Recessed ceiling spotlighting, wide double glazed casement window overlooking the rear garden and utility area, with further timber worktop with space and plumbing for washing machine and dishwasher below. Built-in cupboard and three quarter height housemaids cupboard to the side and eye-level shelving. Vertical heated chrome towel rail, tiled floor, part panelled walls and a wide archway interconnecting with the:

Dining Room

With continuation of the tiled floor, Bifold doors to the rear garden, Lantern Rooflight over, and a wide archway interconnecting with the:

Sitting Room

With wide double glazed French doors to front elevation. Fireplace fitted with a Wood Warm wood burning stove with tiled hearth. Recessed

ceiling spotlights, coved ceiling and bespoke built-in cupboards and display shelving to either side of the fireplace. Built-in book shelving, timber floor.

From the hall, stairs with painted timber balustrade and handrail with picture window to the front elevation rise to the:

First Floor Landing
With double glazed casement window overlooking the front of the property. Access to roof space, and from the far end, painted timber door to:

Bedroom 1
With double glazed casement window to rear elevation with views over the land to the rear.

Bedroom 2
With double glazed casement to the side of the property and built-in cupboard with louvred doors.

Bedroom 3
With double glazed casement window overlooking the rear garden and built-in wardrobe cupboard.

Bathroom
Having matching suite of panelled bath with chrome mixer taps, chrome shower fittings over and a glazed shower panel to the side, low-level WC with timber seat, wall mounted wash hand basin. Part tiled walls and opaque double glazed window to front elevation.

OUTSIDE
The property is approached from the shared drive via a pedestrian gate leading to a large front garden with path to one side with a principally lawned front garden with vegetable and herbaceous border to one side and a deep paved patio to the front of the house.

The path continues past the side of the house to the stable front door and on to the rear garden, which may also be approached from the dining room, again being laid principally to lawn with a retaining wall and steps up to a storage shed and paved area backing onto farmland to the rear. There is vehicular access to the property and off street parking could be created if desired.

SERVICES
Mains, electricity, water and drainage are connected. Oil fired central heating.

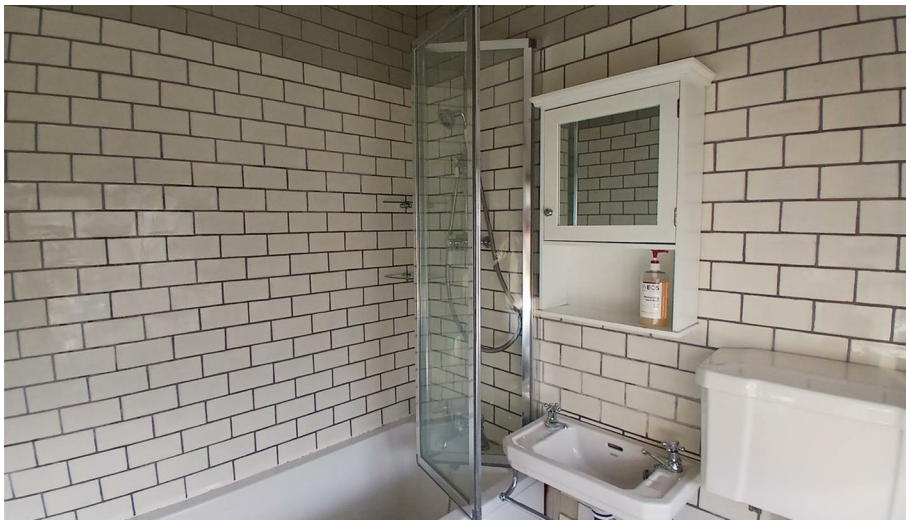
COUNCIL TAX
Band D. Rates payable for 2024/2025: £2133.76

SECTION 157 HOUSING ACT
The Property was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

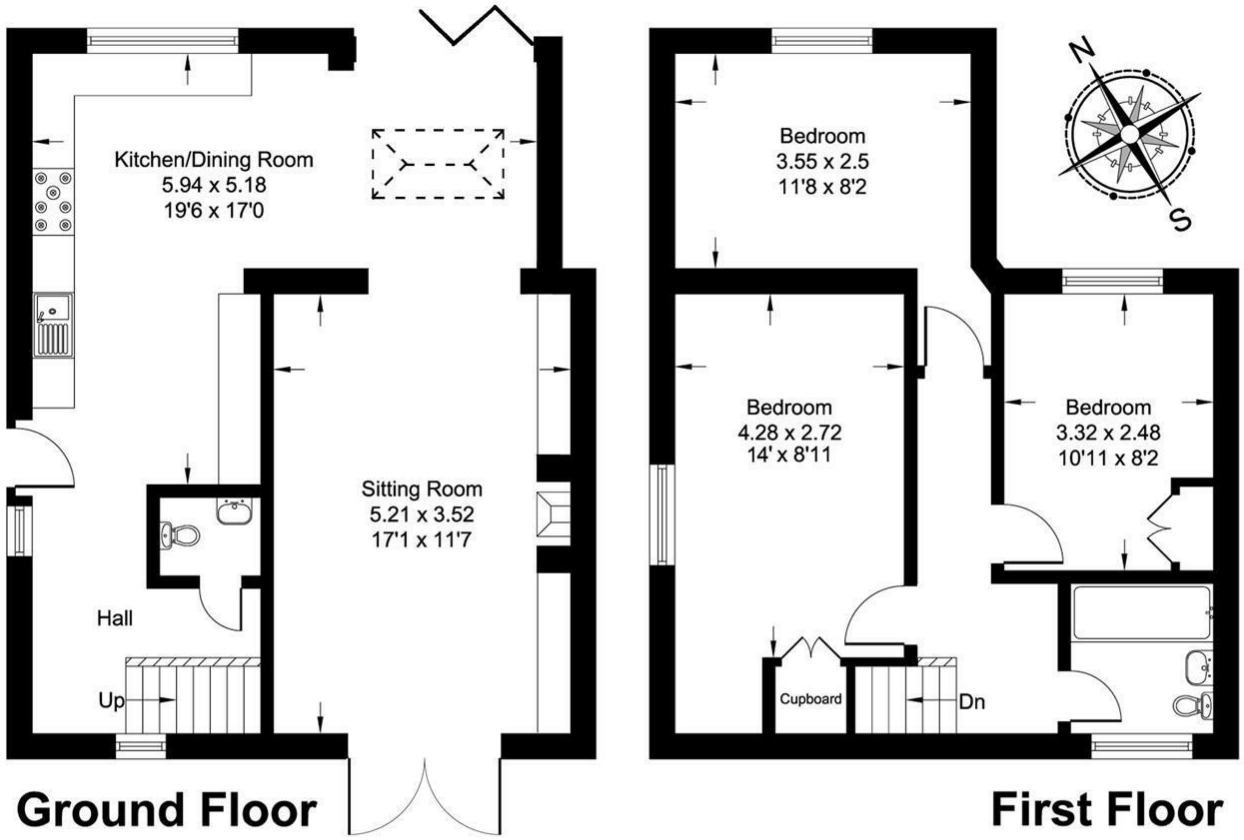
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel: 01285 623000

DIRECTIONS
From the Bourton office, proceed out of the village to the Fosseway (A429). Turn right on to the Fosseway and take the first left towards Naunton. Proceed for approximately 2 miles and at the cross roads turn left on to the B4068. Drop down the hill and take the right hand turn signposted Naunton. Proceed in to the village and the turning in to Mill View will be found as the first on the right hand side. The property will be found shortly on your left hand side.

What3Words: Stove.beakers.clear



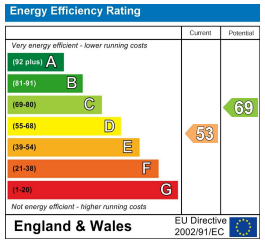
Floor Plan



Approximate Gross Internal Area = 93 sq m / 1001 sq ft
Total = 93 sq m / 1001 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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