



Smalls Mill

Pitchcombe, Stroud, Gloucestershire





A stunning former mill house situated in a quiet rural location.

Painswick 1.5 miles, Stroud Train Station 2.7 miles, Cheltenham 12 miles, Bristol 35 miles

(all distances are approximate)



4

3

2

Summary of accommodation

Reception hall/boot room | Kitchen/breakfast room | Dining room | Sitting room | Utility | Home office/guest suite with en suite wet room

Principal bedroom with en suite bathroom and walk-in dressing room | Two further bedrooms | Family bathroom

Garden and Grounds

Large level landscaped garden | Summerhouse | Double garage with gated parking | Further parking to the front of the house

Situation

Times and distances are approximate.



The M5 motorway is within easy reach for commuting to Bristol and the Midlands.



Well placed for commuting, Smalls Mill is approximately 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester



One of the key draws to the area is the excellent 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 Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run along the A46 to most of the local schools in both the private and state sectors. There is also a popular village primary school in nearby Painswick.



The market town of Stroud is close by with its thriving arts and food scene, including Waitrose, sporting facilities, independent retailers and an award winning Saturday Farmers Market. Cheltenham is also within a 20-minute drive and offers excellent shopping.



Smalls Mill

Smalls Mill has been fully renovated to create a fabulous family home while retaining the charm and character of its former life. The main focus of the house is stunning views over the garden, with an abundance of natural light in all rooms. The original part of the house dates back to the 1820s when the house was used as a mill workers cottage. The property has subsequently been extended and renovated to create the stunning four bedroom family home it is today. The current owners have done work to open up the ground floor to create modern open-plan living accommodation. The latter addition of a formal living room, entrance hall, and utility room takes this home into a different league from that of a former historic cottage.

Upstairs are three generous bedrooms, a principal bedroom suite and dressing room, and a family bathroom. The fourth bedroom is on the ground floor with an en suite shower room, further offering versatility in the accommodation.









FLOOR PLAN

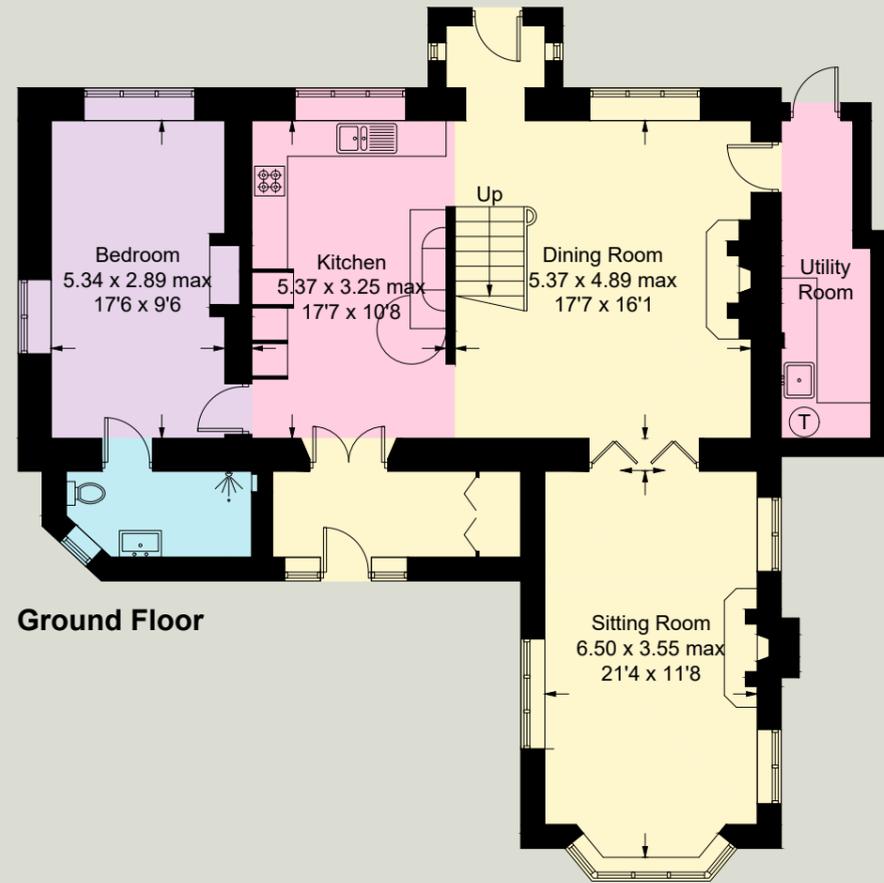
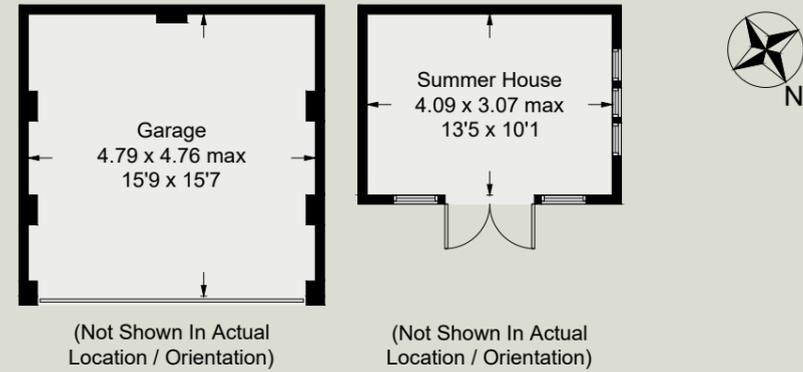
Approximate Gross Internal Floor Area

Main House: 202 sq m / 2,174 sq ft

Garage: 23 sq m / 248 sq ft

Summer House: 12 sq m / 129 sq ft

Total: 237 sq m / 2,551 sq ft



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains electricity, water, drainage and gas are connected.

Tenure:

Freehold.

Local Authority:

Stroud District Council

Council Tax:

Band G

EPC:

E

Postcode:

GL6 6LY

Guide Price

£995,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: May 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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