

Washbrook Mill

Edge, Stroud, Gloucestershire





Former working mill set in an idyllic peaceful village location with stunning grounds just outside Painswick.

Painswick 0.5 miles, Stroud/Stroud station 4 miles (London Paddington 90 minutes), M5 Jct 12 6 miles
Cheltenham 11 miles, Cirencester 18 miles, Kemble station 17 miles (London Paddington 75 minutes)
(All distances and times are approximate)

		
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Summary of accommodation

Washbrook Mill

Lower ground floor: Kitchen/Dining room

Ground floor: Hall | Drawing room | Bedroom | Shower room and WC

First floor: Principal bedroom with ensuite shower room | Two further bedrooms | Family Bathroom


Outside


Double garage with planning | Garden barn style store | Gardens and grounds | Extensive parking


In all about 1.3 acres


Situation


Times and distances are approximate.


 Painswick general store and pharmacy, Stroud Waitrose and an award winning Saturday Farmers Market.


 The Falcon, The Oak and Painswick House Hotel in Painswick and Edgemoor Inn which is a popular Gastro pub.


 Stroud station 4 miles (London Paddington 90 minutes), Cheltenham Spa station 11 miles, Kemble station 17 miles (London Paddington 75 minutes).


 M5 junction 12 6 miles


 Croft Primary, Painswick, Stroud High School (girls), Marlin (boys), Archway School Wycliffe independent. Beadesert Park School, Dean Close, Cheltenham Ladies College, Cheltenham College. and The King's School in Gloucester.

 The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.

 Cheltenham and Bath. Polo at Cirencester and Westonbirt.

 Gloucester, Bristol and Bath.

 Cotswold Waterpark.

 Painswick Beacon and Minchinhampton.



The Property

Washbrook Mill dates back to the 1700s it is a truly stunning property which has been beautifully refurbished to suit the history of the building, hidden away in the most beautiful landscaped grounds. This impressive former working mill is now a fantastic private residence, full of character and charm offering modern living accommodation. A wonderful drawing room which has views of all the grounds that surround the mill, and down to the brook.

The kitchen dining room has beautiful views down to the brook, which was redirected years ago. It is an impressive farmhouse style room with an aga, high ceilings, space for dining, additional seating and a large island, the room also leads out to a south facing terrace.

The property's many character features include a wood burning stove, an aga, oak doors, exposed floorboards, good ceiling heights and beautiful stone floorings.



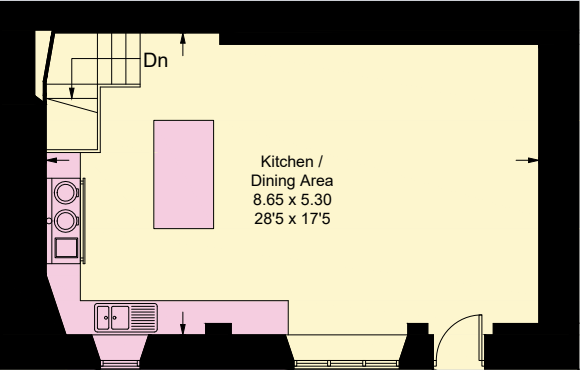


Gardens & Grounds

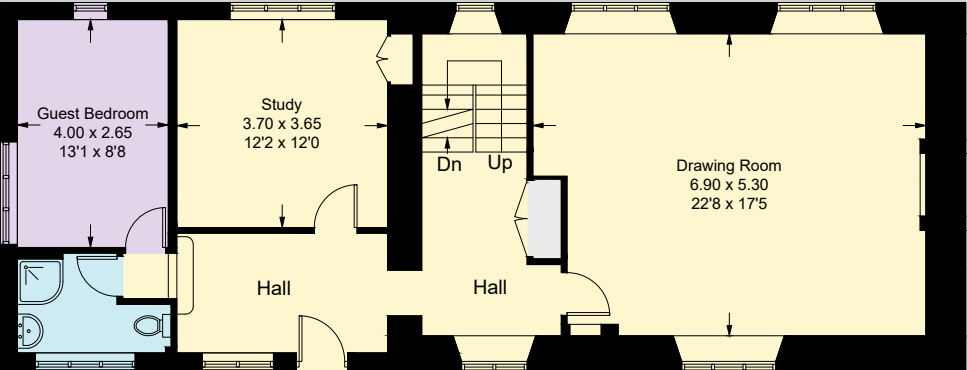
The garden and grounds are stunning and have been thoughtfully designed and landscaped with many varied terraces. The brook runs through the grounds under a stone bridge and down below the mill. There is a substantial and versatile garden store building with both solid oak and bi-fold glazed doors and electricity. At the front of the property there is a parking area, along with separate double and single garages both with loft rooms above, there is planning to replace this - replacement garage (S.22/2235/HHOLD) and erection of an impressive single storey extension with link and associated landscape works (S.22/1951/HHOLD).

FLOOR PLAN

Approximate Gross Internal Floor Area
Main House: 208.6 sq m / 2,245 sq ft
Outbuildings: 80.4 sq m / 865 sq ft
Total: 289 sq m / 3,110 sq ft

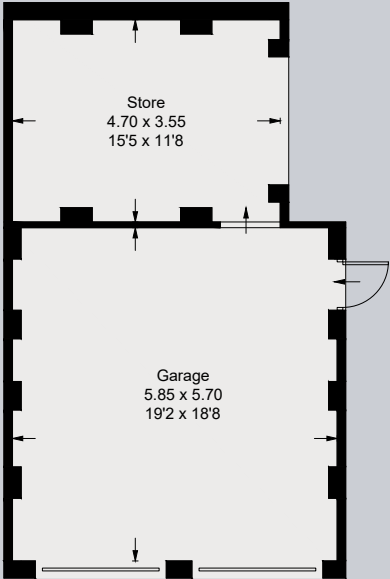


Lower Ground Floor

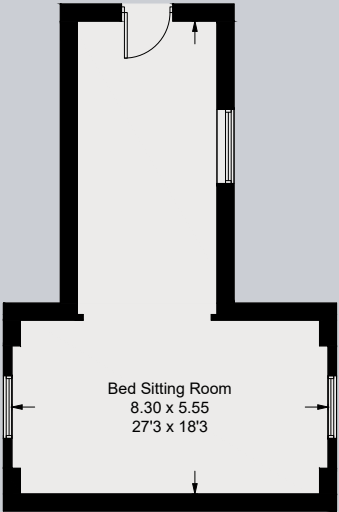


Upper Ground Floor

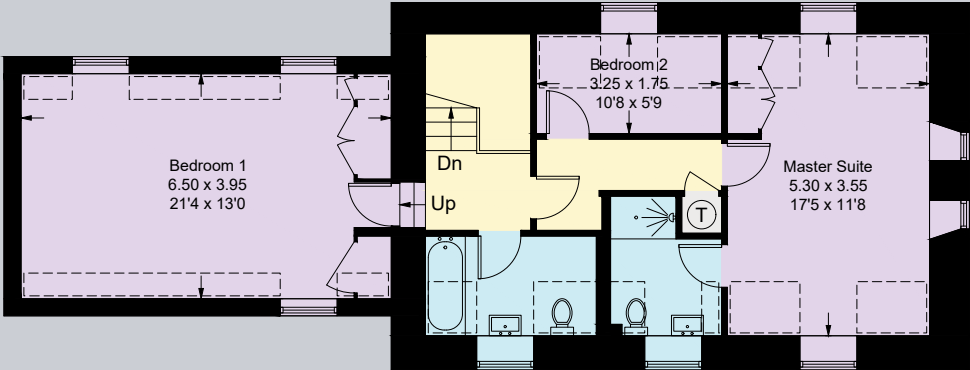
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



PROPERTY INFORMATION

Property Information

Services: Mains water, electricity, and drainage. Part underfloor heating and storage heating.
Tenure: Freehold
Local Authority: Stroud District Council
Council Tax: Band G
EPC: F
Postcode: GL6 6NF
What Three Words: //tenders.reissued.notices
Guide Price £1,275,000
Viewings: All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

Georgina Mason
01285 659 771
georgina.mason@knightfrank.com

knightfrank.co.uk

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: August 2024. Photographs dated: June 2024. Capture Property 01225 667287.

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