



Old Mill, Chadbury, Evesham, Worcestershire



A most lovely detached secluded Mill conversion with **river frontage and mooring** with attractive views standing in about 2 acres.

Summary of accommodation

Hall | Cloakroom | Study | Drawing room | Garden room with balcony | Kitchen/dining room with circular balcony | Utility room/pantry

Principal bedroom with en suite bathroom and walk-in wardrobe | En suite bedroom two | Ample storage | Two further second floor bedrooms and shower room

Lower ground floor with flood prevention, workshop, WC, stores, boiler room and two wheel wells

Long river frontage with former mill races, mill pools and moorings | Gardens, vegetable garden and orchard | Double garage and garden store

Long drive

In all about 1.93 acres

Distances

Evesham town centre 2 miles, Worcester 13 miles, Cheltenham 18 miles, Birmingham 32 miles, M5 (J6) 11 miles

(All distances and times are approximate)



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Location

Old Mill is in a rural location at the end of a long drive, nestling beside the River Avon. The riverside market town of Evesham is just 2 miles away and provides excellent shopping, sport and recreational facilities with further amenities available in nearby Cheltenham, Stratford-upon-Avon and Worcester and with a farm shop close to the property.

There are well-known schools in Worcester and Cheltenham and Chadbury is within The Prince Henry's High School catchment.

Evesham Railway Station is only 2 miles away, which has services to Oxford, London Paddington, Worcester and Hereford. The area has excellent communications with the M5, M40 and M42 networks, providing access to London, Birmingham, Bristol, Cheltenham and Gloucester. The Vale of Evesham has beautiful countryside, famous for its horticulture and is known as the fruit and vegetable basket of England. The North Cotswolds and the town of Broadway are only 9 miles away.

There are numerous bridleways and footpaths available throughout the area, providing opportunities for riding out and walking. The Vale golf course is nearby, and horse racing can be found at Cheltenham, Worcester and Stratford-upon-Avon.

The property

Believed to date from about 1880. Unusually, the mill originally had two mill races with two mill wheels. The mill has been beautifully converted to an individually styled detached house designed to make the best advantage of the views over the river Avon, with substantial exposed beams and a south-facing garden room and balcony and a further balcony off the kitchen.

The accommodation is versatile and can be adapted to suit the purchaser's requirements. The property is not Listed. The property has been the subject of significant improvement by the present owners, with a new roof, rewiring and replumbing and replacement of some floors. Timber and damp-proof treatment were undertaken during the renovation. Replacement windows and doors were installed in 2016 and cast iron and contemporary radiators. The garden room is fully glazed and has a Panga Panga hardwood parquet floor and south-facing balcony.





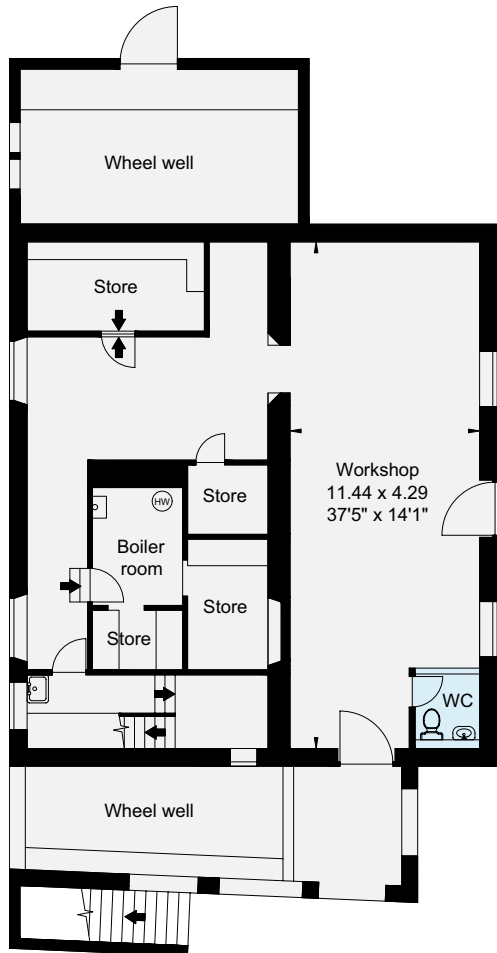


There is a dressed stone fireplace with a woodburner to the drawing room with a hardwood parquet floor, and a handmade fitted rosewood and veneer kitchen with a large pantry/utility room and steps from French doors to a metal stairway to the garden. Off the kitchen is a lovely circular balcony which enjoys the best of the views over the river and the sunsets. The property has exposed beams. The study could become a further bedroom and services would be available for plumbing for en suite facilities, or the cloakroom has space to accommodate a shower.

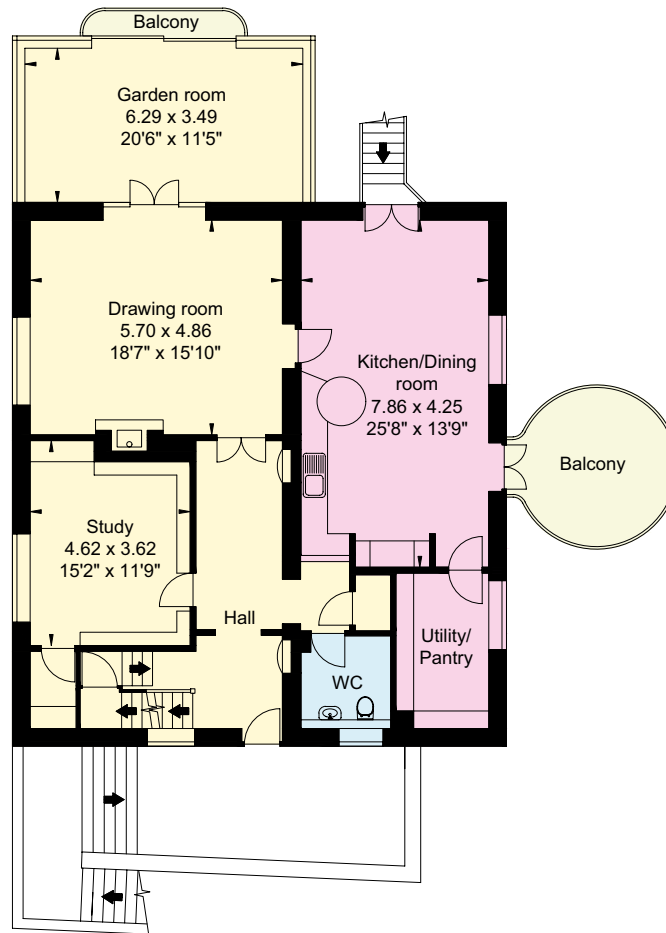
To the first floor is a fine vaulted principal bedroom with walnut floorboards and full-height window overlooking the river with an en suite bathroom with separate shower and a walk-in wardrobe. The second double bedroom also has walnut floorboards and an en suite shower. In addition, there is a large amount of storage space although with limited headroom. To the second floor are two further single bedrooms, which could be returned to a single larger room if required. These bedrooms share a shower room. The basement of the property and is liable to flooding but has a comprehensive flood prevention system with an automatic sump pump and does not form part of the residential accommodation. It is currently used as a workshop/hobbies room with flagstone floor. The basement also contains the boiler room, services and storage that are arranged above known flood levels. From the basement a gangway leads to the floating mooring with lighting and an electrical charge point.



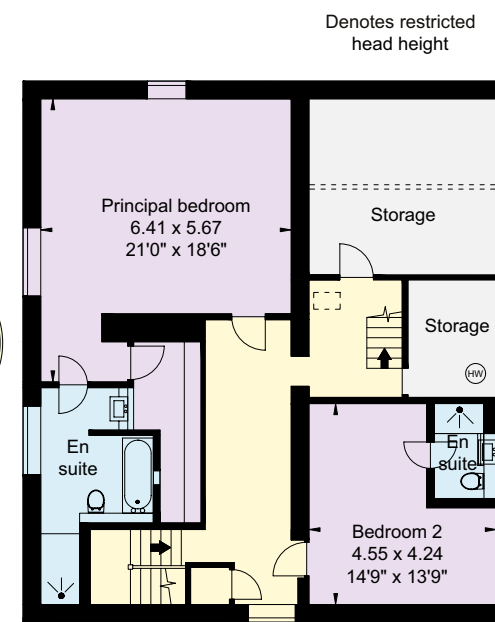




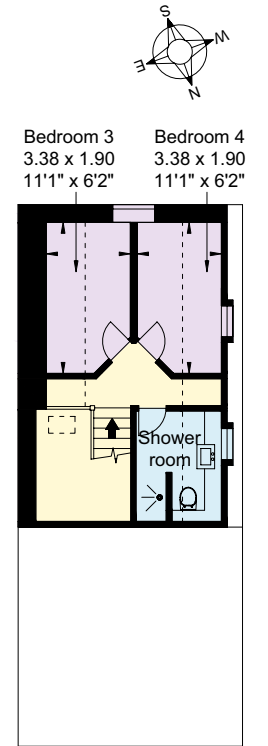
Lower Ground Floor



Upper Ground Floor



First Floor

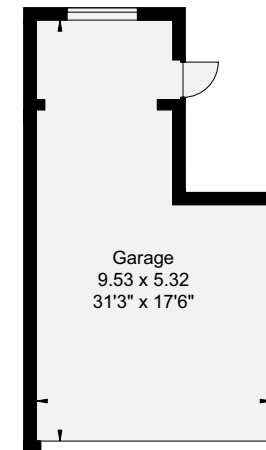


Second Floor

Denotes restricted
head height



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Not shown in
actual location /
orientation

Approximate Gross Internal Floor Area

House: 408 sq m (4,392 sq ft)

Garage: 42 sq m (453 sq ft)

Total: 450 sq m (4,845 sq ft)

inc. restricted head height

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.





Outside

The first part of the drive is shared and leads to the detached double garage with electric door and storage area and on to a parking area in front of the house with a rockery bank to one side with steps and a path. There are lawns, bulbs, trees and shrubs. There is a vegetable and soft fruit garden with raised beds and greenhouse. The long river frontage is stunning, and a lovely riverside orchard paddock with young fruit trees, including damson, plum and apple. A plantation of young trees will provide a further wildlife habitat as it matures. The mill pool is teeming with fish and the mill race has been used for wild swimming.





Services

Mains gas, Electricity and water (metered). Private drainage via a private treatment plant. Gas-fired central heating.

Fixtures and fittings

All those mentioned in these sales particulars, together with fitted carpets and most light fittings, are included in the sale. All others such as garden ornaments, are excluded but some items may be available by separate negotiation.

Directions (WR11 4TD)

What3words: ///orbited.shape.prepared

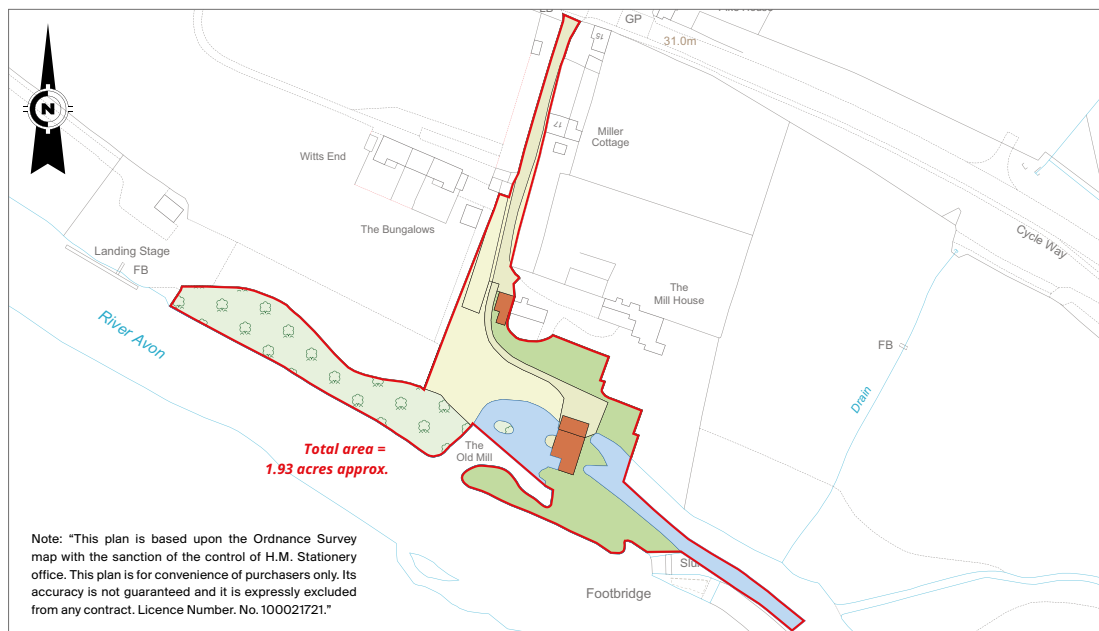
Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G

EPC Rating: D



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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Date: 21 March 2024
Our reference: STR012476398

Old Mill, Worcester Road, Chadbury, Evesham, WR11 4TD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,495,000.

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24