

2 SEVILLES MILL CHALFORD



WHITAKER
SEAGER



2 SEVILLES MILL, CHALFORD, STROUD, GL6 8BX

FORMING PART OF AN EXCLUSIVE PRIVATE DEVELOPMENT IN A PICTURESQUE RIVERSIDE SETTING, 2 SEVILLES MILL HAS BEEN METICULOUSLY MAINTAINED TO PROVIDE A SEAMLESS BLEND OF CONTEMPORARY COMFORT AND TRADITIONAL CHARACTER IN THE HEART OF CHALFORD.

The property

Forming part of an exclusive private development of just five detached riverside homes, 2 Sevilles Mill has been meticulously maintained to offer versatile accommodation arranged over three floors. Nestled in a truly idyllic setting at the heart of the valley and within the sought-after Chalford community, the property enjoys a south-facing, low-maintenance garden, private off-street parking with an electric vehicle charging point. Constructed in 2013, the house combines high-quality contemporary finishes with characterful details, including underfloor heating throughout, solid oak doors and staircases, solid oak and travertine tiled flooring, plantation shutters throughout, and a striking fireplace with wood-burning stove framed by reclaimed stone believed to originate from the original mill building. The property can be accessed both from street level and from the parking and garden level below. The lower ground floor is centred around a stylish contemporary kitchen,

open plan to the dining area, fitted with a comprehensive range of built-in units topped with cream quartz work surfaces. Double doors open directly onto the garden, creating an excellent flow for indoor and outdoor living. This floor also benefits from a separate utility room and cloakroom. At street level, the generous sitting room features bespoke window seats and the attractive wood-burning stove, creating a warm and inviting living space. Two bedrooms are also located on this floor, one of which is currently fitted out as a home office. The first floor hosts the principal bedroom suite, complete with fitted wardrobes and an en-suite bathroom featuring both a bath and separate shower. A further guest bedroom and family bathroom, also fitted with both bath and separate shower, complete the accommodation. To the front of the property, a gravelled terrace and pathway leads to an attractive oak-framed porch entrance. Whilst a delightful well stocked south-facing garden extends to the rear.





Price
£795,000

- Hall
- Sitting room
- Kitchen opening into dining room
- Utility & cloakroom
- Main bedroom with ensuite shower/bathroom
- 3 further bedrooms (one currently fitted out as a home office) & Family bathroom
- Landscaped garden, parking for 2 cars & EV charging point Licence for exclusive use of undercroft storage
- Mains gas (underfloor heating throughout), mains drainage
- The Sevilles Mill communal land is privately owned & maintained - contributions from residents are ad hoc
- Ofcom - Ultrafast broadband available with Gigaclear & Openreach. Signal checker state - good indoor and outdoor 4G coverage with 11 providers

WITHIN EASY REACH...

- Stroud - 4.1 miles*
- Kemble railway station - 9.1 miles*
- Cirencester - 9.3 miles*
- Cheltenham - 14 miles*
- Gloucester - 16 miles*
- Bath - 31 miles*
- Bristol - 33 miles*

Outside

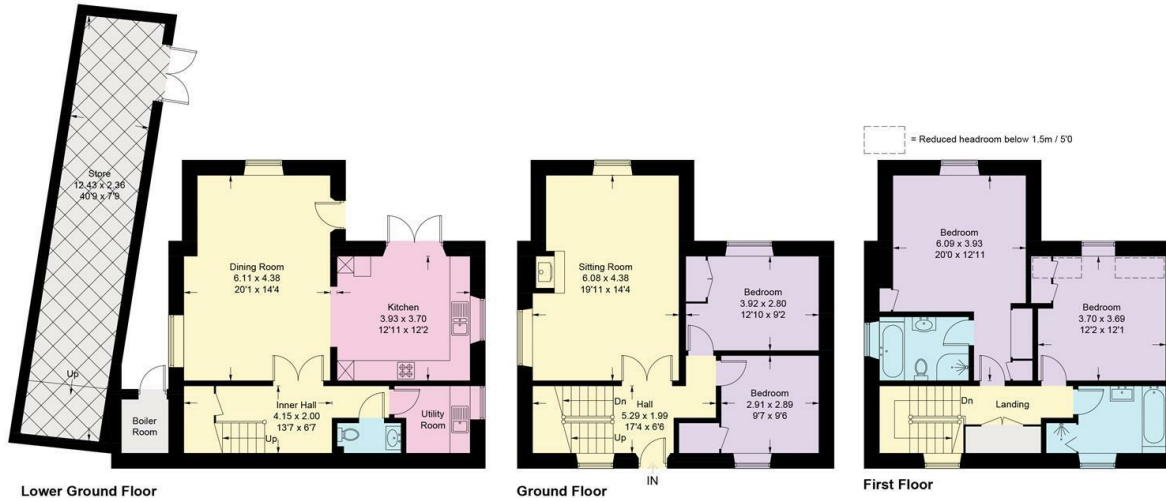
To the front of the property, a charming gravelled terrace provides an inviting approach, with ample space for a garden bench and decorative flower pots, while a stone pathway leads to an attractive oak porch that frames the entrance. To the rear lies a beautifully landscaped south-facing garden, thoughtfully designed for ease of maintenance and enjoying the picturesque backdrop of a characterful Cotswold stone wall. The garden features a lawned area alongside a newly laid porcelain-tiled terrace, creating an ideal setting for al fresco dining and outdoor entertaining. Adjacent to the garden is the substantial undercroft, held on an exclusive licence, offering exceptional storage, together with a separate boiler room. Beyond the garden are two private parking spaces and an EV charging point, approached via Sevilles Mill, a privately owned road managed and maintained by the residents.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford is a charming village known for its winding lanes and quaint corners, dotted with Cotswold stone homes. The property also sits within a conservation area, further enhancing the character and preservation of its attractive surroundings. An abundance of beautiful walks are on the doorstep, including the picturesque canal path. The village enjoys a vibrant community spirit, centred around Chalford High Street, home to local artists and craft studios. Facilities include three nearby churches, a wonderful community-run shop just a stone's throw away, Lavender Bakehouse, and Chalford Hill Primary School. Adjoining villages provide further amenities, including Thomas Keble Secondary School and Puddleducks Preschool. Tesco Metro and Frithwood Doctors Surgery are only 1.6 miles away. Stroud and Cirencester offer more comprehensive provisions, including independent, state, and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble provide direct services to London Paddington.



Approximate Gross Internal Area = 178.2 sq m / 1918 sq ft
 Boiler Room = 2.4 sq m / 26 sq ft
 Total = 180.6 sq m / 1944 sq ft
 Store = 29.8 sq m / 321 sq ft (On Licence For Use As Storage)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306190)



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Useful Information

Tenure: Freehold

Postcode: GL6 8BX

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

