



18 Lewiston Mill, Toadsmoor Road, Brimscombe, Gloucestershire, GL5 2TE  
£735,000

**PETER JOY**  
Sales & Lettings



## 18 Lewiston Mill, Toadsmoor Road, Brimscombe, Gloucestershire, GL5 2TE

A first class contemporary house in a superb waterside location at Brimscombe within the award winning Lewiston Mill development with striking modern architecture, a 20' open garage and garden, a lovely outlook over the neighbouring Millpond and over 1500 sq.ft. of spacious, light filled accommodation.

ENTRANCE HALL, CLOAKROOM/W.C, 26' OPEN PLAN LIVING SPACE WITH KITCHEN AREA, SITTING AREA AND DINING AREA, 19' SITTING ROOM WITH GLAZED DOORS TO A BALCONY, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER DOUBLE BEDROOMS, 20' OPEN GARAGE WITH STORE, PARKING AND A LEVEL GARDEN THAT BORDERS THE MILLPOND BEHIND.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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### Description

Waterside location, sophisticated, light living spaces and high energy efficiency are just three reasons to book to view this superb property. 18 Lewiston Mill is one of just seven houses in this luxury development by well regarded builder Colburn Homes. Built six years ago, the regeneration of the historic Lewiston Mill perfectly toes the line between conservation and progressive, modern design, and won the Gloucestershire CPRE award for "outstanding improvements to the environment" in 2020. This particular property offers beautifully presented, flexible accommodation that would be the perfect home for families looking for high specification, easy living close to good schools and canal side walks, professionals seeking a tranquil retreat or couples looking to downsize without sacrificing large rooms and location. The accommodation is arranged over three floors. An entrance hall greets you, with a cloakroom/W.c on the left. You then walk into a first class 26' x 19' kitchen/family room that comprises a well appointed kitchen area with integrated appliances, a dining area and a living area. There is plenty of room here for both large a dining table and a sofa, and glazed doors open on to the rear garden with the mill pond beyond. A landing, double bedroom, bathroom with contemporary fittings are on the first floor, as is a superb sitting room, in addition to the large reception space downstairs. This 19' room faces west, and again, glazed doors open onto that aspect and onto a lovely balcony from which you can gaze out over the mill pond, binoculars in hand, to watch the heron and the wildlife of the lake and relax in the afternoon sun. The top floor hosts a 19' principal bedroom with en suite shower room and a further double bedroom. High quality fittings have been used throughout the property, and tasteful decoration and higher than average ceilings amplify the feeling of space and calm. A superb house, and, in our opinion, an absolute must for your viewing list.

### Outside

Outside you find a 20' x 16' open garage with store, driveway parking and a level rear garden that makes the most of the waterside location. The garage is at the front of the property, with the drive to the front of this. There is a gated access to the side of the property that leads around to the lawned garden. This level area is situated right by the Millpond, that is fed by Bisley seven springs, and railings have been used, rather than fencing, to edge this space to keep the connection with and view of the water. There is a paved sitting area by the house, with the balcony above providing cover so you can sit out in any weather, and glazed doors open from the kitchen/family room, connecting the inside with the outside.

### Location

Brimscombe is a popular area a couple of miles East of Stroud and borders both the Golden Valley and the Toadsmoor Valley. The Long Table, Stroud Brewery, The Ship Inn and The Felt Cafe are close by, and are all superb community spaces, with well regarded Brimscombe and Thrupp primary schools and a convenience store within a mile. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the hill at Toadsmoor Lake and the surrounding woodland. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Both Stroud and Kemble Railway Stations provides a main-line service to Gloucester and London. The popular towns of Cirencester and Cheltenham and Junctions of the M4 and M5 Motorway are also within easy driving distance.

### Directions

Leave Stroud via the A419 and proceed through Brimscombe. Turn left into Toadsmoor Road (signposted Eastcombe and Bussage) and pass the turning to Knapp Lane. Pass the first entrance to Lewiston Mill and then take the next left, before the turning to Bourne Lane. The property is the last house on the left.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and mobile voice and data services should be available from all major networks.

### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# 18 Lewiston Mill, GL5 2TE

Approximate Gross Internal Area  
146.2 sq m / 1574 sq ft  
(Excluding Car Port)

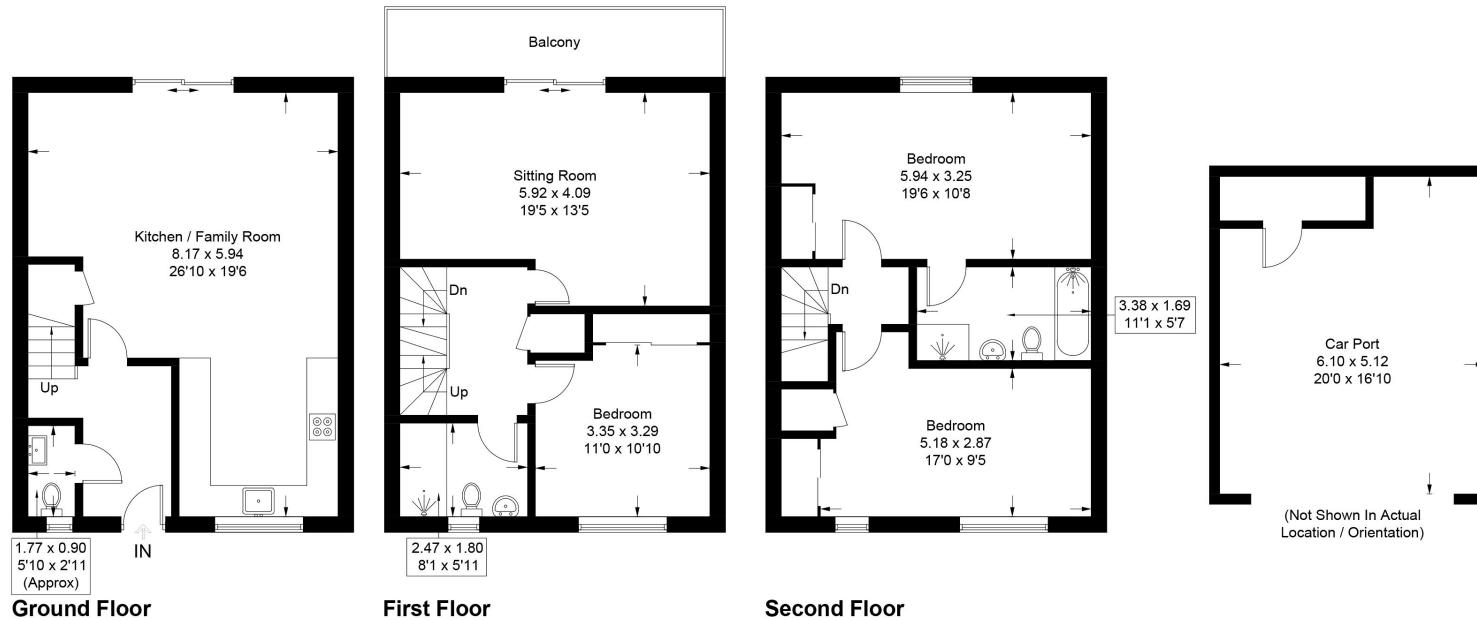
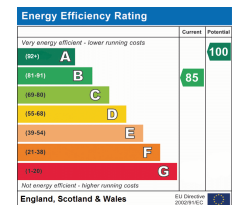


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248401)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.