



22 Millbrook Walk, Woodchester Valley Village, Inchbrook, GL5 5HE
£300,000

PETER JOY
Sales & Lettings



22 Millbrook Walk, Woodchester Valley Village, Inchbrook, GL5 5HE

A well presented two bedroom retirement home in a peaceful corner of the award winning Woodchester Valley Village, with a bright 17' sitting room, sunny courtyard garden, and a generous 14' principal bedroom

ENTRANCE HALL, CLOAKROOM/WC, SITTING ROOM WITH FRENCH DOORS TO A SMALL COURTYARD, KITCHEN, TWO BEDROOMS AND SHOWER ROOM



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Situated in a peaceful spot within the prestigious, award winning Woodchester Valley Village, this delightful mid terraced retirement home offers comfortable and practical living arranged over two floors. Approached via beautifully maintained communal gardens with a pond, water feature and a variety of mature plants, 22 Millbrook Walk enjoys a particularly quiet and attractive setting.

The front door opens into a spacious entrance hall with an understairs storage cupboard, giving access to all ground floor rooms. The kitchen is well equipped with a range of base and wall units, integrated oven, hob, and fridge freezer, and enjoys views over the communal gardens to the front. A good sized cloakroom/WC is located just off the hallway. At the rear of the house is a bright and airy 17' sitting room with French doors that open onto a small, sunny courtyard garden. A useful built in storage cupboard is also located in this room. The staircase, which has a fitted stair lift, leads to the first floor. Upstairs the shower room features tiled walls, a double vanity unit, shower cubicle, and vinyl flooring. The principal bedroom is a generous 14' double with views over the communal gardens and two good sized built in cupboards, one with shelving, the other with a hanging rail. The second bedroom, located at the rear, is also a good sized double with built in storage.

Outside

The courtyard garden is enclosed by iron railings and offers a small paved area directly accessible from the sitting room, ideal for outdoor seating. Borders are thoughtfully planted with shrubs and plants, creating a sunny outdoor space. While parking is not allocated, there is ample parking available for residents and visitors within the village.

Location

In 2019, Woodchester Valley Village was awarded a South West Region Gold Medal Award from the EAC (Elderly Accommodation Council) in the Housing for Older People category. Further information is available at woodchestervalleyretirementvillage.co.uk. Woodchester Valley Village is mutually owned by, and run solely for the residents. The Directors of the Estate Management Company are elected from among the residents and their families, by the leaseholders. The village offers the benefit of onsite facilities including a restaurant, library and lounge plus managed gardens, on call staff and weekly cleaning. The town of Nailsworth is close by and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants.

Directions

From our Nailsworth office take the A46 towards Stroud, pass the petrol station and Dunkirk Mills on the right-hand side. Where the road bends sharply to the right, the entrance to Woodchester Valley Village is on the left-hand side. Follow the road into the village, and then follow round, past the reception entrance on the right and past the bend in the road by the pond. Park in the last parking bays on the left and follow the numbers where 22 can be found on the left hand side.

Property information

The property is leasehold with 999 years starting from 2013. The current annual service charges are £9705.68 per annum and £130 ground rent. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

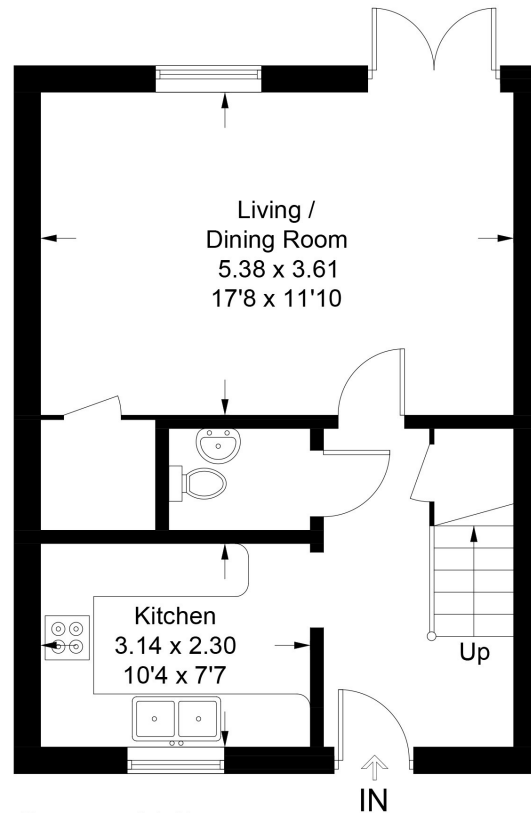
Local Authority

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

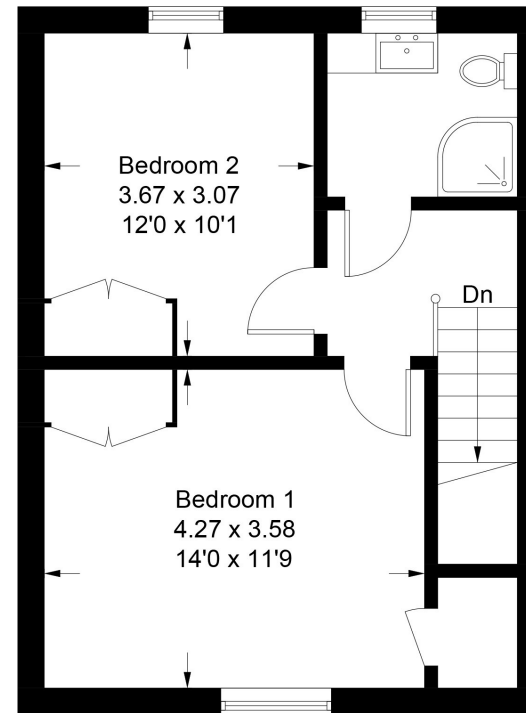


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Approximate Gross Internal Area = 79.5 sq m / 856 sq ft

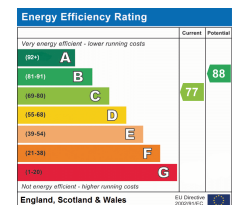


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218822)



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.