



14 Millbrook Walk, Inchbrook, Stroud, Gloucestershire, GL5 5HE
£475,000

PETER JOY
Sales & Lettings



14 Millbrook Walk, Inchbrook, Stroud, Gloucestershire, GL5 5HE

A well presented detached house located in the gold award winning Woodchester Valley Village retirement complex, with good accommodation arranged over two floors and is offered chain free

ENTRANCE HALL, STUDY, 14' KITCHEN/BREAKFAST ROOM, 23' SITTING ROOM WITH FRENCH DOORS TO REAR GARDEN, A STAIRCASE LEADS FROM THE HALLWAY TO THE FIRST FLOOR LANDING WITH STAIRLIFT, LANDING, THREE BEDROOMS (MASTER BEDROOM WITH EN-SUITE SHOWER ROOM) SEPARATE SHOWER ROOM, A PRETTY ENCLOSED WEST FACING GARDEN AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

A well-appointed cottage style modern property situated within the Gold Medal Award Winning Woodchester Valley Village. This beautifully kept retirement village complex is owned and managed by the residents and has a real sense of community. The site itself is just over a mile from the popular town of Nailsworth, and 14 Millbrook Walk is in a quiet position in the heart of the development, benefiting from all the amenities and support that the village offers.

The accommodation is arranged over two floors with an entrance hall, a cloakroom and a study room, also including a 14' kitchen/breakfast room with built-in appliances - which over looks the enclosed garden to the rear. There is also a light and airy sitting room with French doors leading out to the garden. The stairs lead up from the entrance hall with stair lift to a spacious landing, leading to the principal bedroom which has three built-in double wardrobes along with an en-suite shower room. Bedroom two is a nice relaxing room, with again two double built-in wardrobes, along with a built-in linen cupboard. Finally, bedroom three is a single room, ideal for hobbies. There is also an additional shower room.

Outside

The property benefits from a west facing garden which is enclosed and level with no steps from the house into this space. The garden is beautifully manicured with lawn, well stocked flower beds, climbing roses and honeysuckle.



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 to 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 14 can be found on the left-hand side.



Property Information

The property is leasehold, with the balance of 999 years starting from 22nd October 2013. The maintenance charge is currently £9663.36 per annum and the ground rent is £130 per annum. This figure includes the cost of Estate Managers and use of all onsite facilities, the alarm service (24 hour service care provider available), upkeep of the communal grounds, all external maintenance, building fabric insurance, window and gutter cleaning, scheme minibus for shopping trip, one hour of house keeping per week and one load (8 kilos) of laundry washing per week. Gas central heating, mains electricity, water and drainage. The council tax band is D. 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.

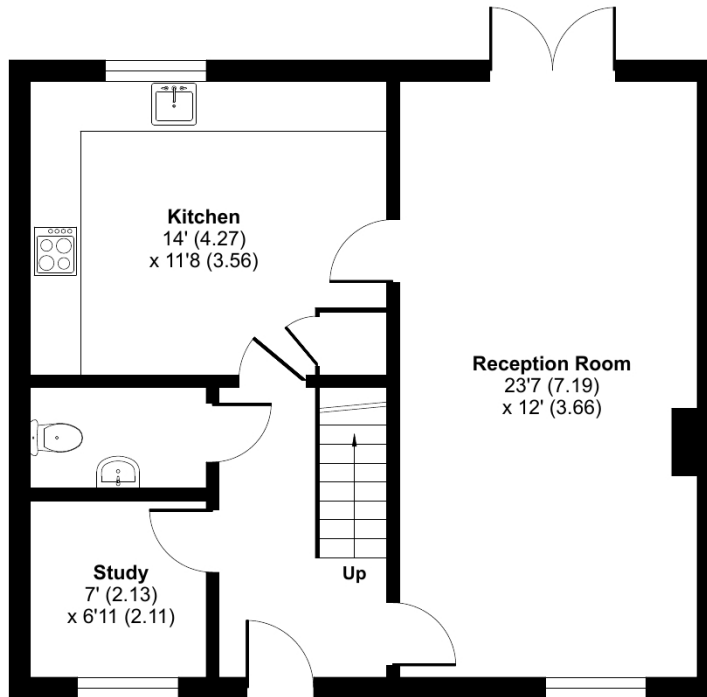
Local Authority

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

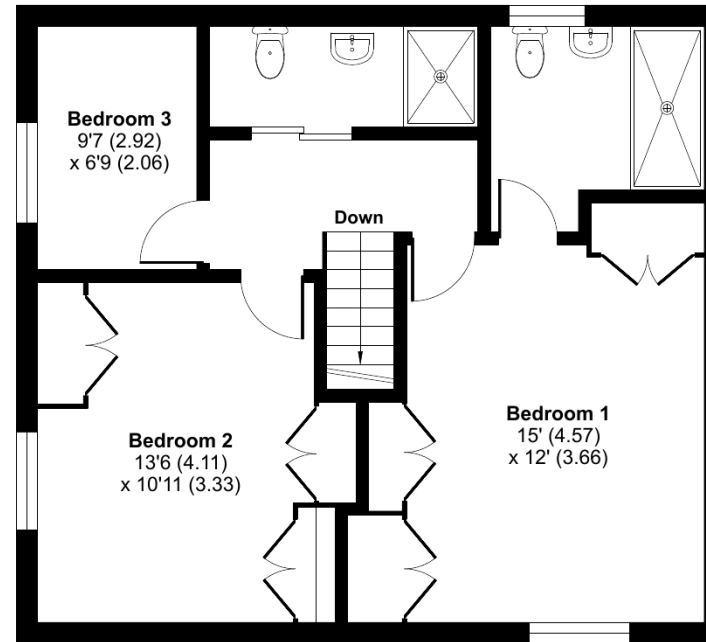
Millbrook Walk, Stroud, GL5

Approximate Area = 1254 sq ft / 116.5 sq m

For identification only - Not to scale



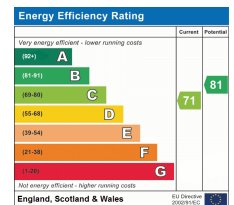
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1140855



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.