



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

PETER JOY
Sales & Lettings



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

Light, spacious and beautifully presented, this two bedroom mid terraced home is set within the award winning Woodchester Valley Village. Offering well planned accommodation over two floors, it is perfectly suited for comfortable, low maintenance retirement living in a peaceful setting

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



Viewing by appointment only

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Description

Tucked away in a peaceful position within the prestigious, award winning Woodchester Valley Village, this beautifully presented mid terraced retirement home offers light, well balanced accommodation arranged over two floors. Thoughtfully maintained and move in ready, the property is ideally suited for those seeking a comfortable and low maintenance home in a welcoming retirement community.

A paved path leads to a covered porch and front entrance, with a neat planted border adding a touch of colour. The front door opens into a generous entrance hall, giving access to all ground floor rooms. A good sized cloakroom/WC sits to the front of the house with a window providing natural light. The kitchen is fitted with a range of base and wall units, a built-in oven and hob, and enjoys views to the front. At the rear, the sitting/dining room is a bright and inviting space, with French doors opening directly onto the garden and a further window providing plenty of natural light. A built-in understairs cupboard offers useful additional storage. Upstairs, there are two double bedrooms, one at the front of the house and one to the rear, both featuring built-in cupboards. The modern shower room includes a large walk-in shower, vanity unit with inset basin, WC and bidet. The property is offered in excellent decorative order throughout and provides a rare opportunity to join this highly regarded community, with beautifully landscaped surroundings and a relaxed village atmosphere.

Outside

The rear garden enjoys a sunny south east aspect and is accessed directly from the sitting room via French doors. A paved seating area provides the perfect spot for a morning coffee or some quiet time outdoors. The space is bordered by well stocked flower beds, with a mix of established shrubs and flowering plants including a pretty buddleia and climbing roses, creating a colourful and peaceful setting. The garden is enclosed by fencing and railings, clearly defining the space while keeping it low maintenance and easy to enjoy.

Just beyond the front door is a small, tucked away communal garden area, available for residents to use. Sheltered and set away from the main paths through the development, it offers a quiet shared spot typically enjoyed by neighbouring homes. Ample parking for residents and visitors is available nearby.

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. Number 17 can be found a short way along on the left hand side.

Property information

The property is leasehold with 999 years starting from 2013. The current annual service charges are £9612.84 per annum and £130 ground rent. Gas central heating, mains electricity, water and drainage. The council tax band is B. 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.

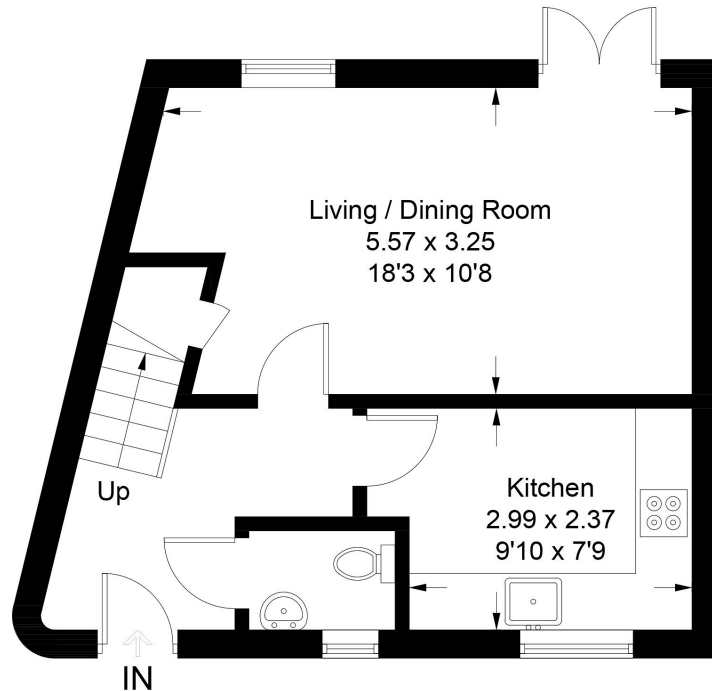
Local Authority

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

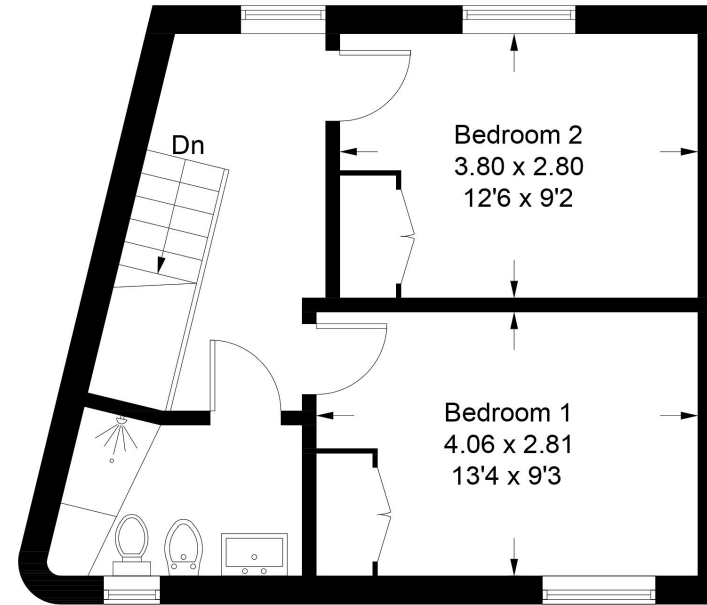


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Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

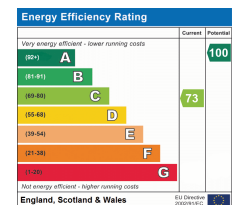


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230780)



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.