



30 Millbrook Walk, Woodchester Vailley Village, Inchbrook, GL5 5HE  
£450,000

**PETER JOY**  
Sales & Lettings



## 30 Millbrook Walk, Woodchester Vailley Village, Inchbrook, GL5 5HE

Offered CHAIN FREE - a well presented cottage style house located in a popular retirement village on the outskirts of Nailsworth with 22' sitting/dining room, three bedrooms and a good sized garden with views out over the valley (Lead photo is of the rear view)

ENTRANCE HALL, CLOAKROOM, 22' SITTING/DINING ROOM WITH FRENCH DOORS TO REAR GARDEN, KITCHEN, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM AND GARDEN

Viewing by appointment only

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t: 01453 833747

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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 30 Millbrook Walk is in a quiet position in the heart of the development. Accordingly, the property enjoys a sense of privacy and quiet, with an outlook over open land, but still benefits from the amenities and support that the village offers.

The accommodation arranged over two floors, an entrance hall, cloakroom, 22' sitting room/dining room with French doors the rear garden, and well equipped kitchen can be found on the ground floor. A straight, easy staircase leads up from the hall to the first floor, with principal bedroom with en-suite shower room, bedroom two with en-suite bathroom and one further bedroom on this level. Modern build methods, gas central heating and double-glazing help keep energy costs down in this comfortable, easy to live in home.

### Outside

The property benefits from one of the largest gardens on the village with a seating area immediately behind the property where a buyer can sit and take in the lovely view. There is also a lawn with fenced boundaries.

### 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](http://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 your right hand. 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. The property can be found a short way down on the left hand side.

### Agents note

This property is being sold on behalf of executors and it is marketed subject to obtaining the grant of probate. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

### Tenure

Leasehold with the balance of 999 years starting from October 2013. The combined maintenance charge and ground rent are £9693.24 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 (8.5 kilos) of laundry washing per week.

### Services

Gas central heating, mains electricity, water and drainage.

### Council Tax

The council tax banding is D.

### Local Authority

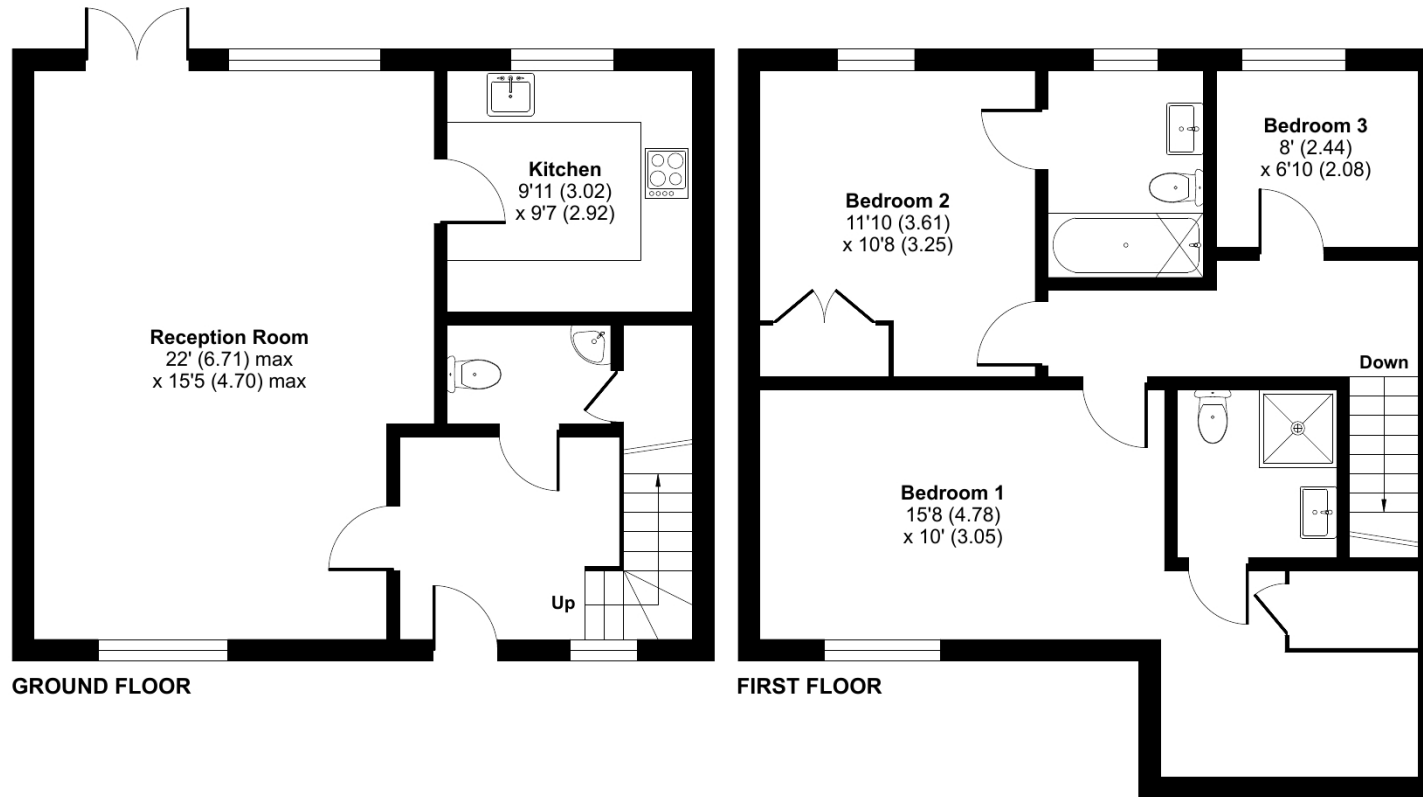
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



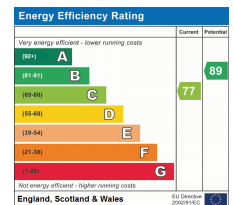
# Millbrook Walk, Stroud, GL5

Approximate Area = 1175 sq ft / 109.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1055030



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.