



18 Millbrook Walk, Woodchester Valley Village, Inchbrook, GL5 5HE
£320,000

PETER JOY
Sales & Lettings



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

Set in the highly regarded Woodchester Valley Village, this two bedroom end of terrace retirement home offers bright, well arranged accommodation with a sitting room opening onto a patio, modern kitchen, and bathroom and separate shower room, ideal for comfortable retirement living

ENTRANCE HALL, KITCHEN, CLOAKROOM, SITTING/DINING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, BATHROOM AND COURTYARD



Viewing by appointment only

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Description

Nestled within the beautifully maintained Woodchester Valley Village, this end of terrace retirement home enjoys a quiet position and offers thoughtfully arranged accommodation designed for easy, low maintenance living.

A paved pathway leads to a covered entrance porch, with planted beds to either side providing colour and seasonal interest. The front door opens into a generous entrance hall, where stairs lead to the first floor and a useful understairs cupboard provides additional storage. At the front of the house, the kitchen is fitted with a range of base and wall units, incorporating a built-in oven and hob, along with an integrated fridge and freezer. A window to the front aspect fills the room with natural light. Beyond the kitchen, there is a conveniently located cloakroom/WC, providing practical ground floor facilities. At the rear of the house, the sitting room forms a bright and comfortable living area, featuring a large storage cupboard and French doors opening onto the patio, creating a seamless connection with the outdoors. A further rear window ensures the room remains light and airy.

On the first floor, the principal bedroom is positioned at the front and benefits from built-in wardrobes with hanging space, along with an en-suite shower room fitted with a shower cubicle, WC and wash hand basin set within a vanity unit. The room also enjoys a pleasant outlook towards the woodland beyond. The second double bedroom is located at the rear and also includes a built-in wardrobe with hanging rail. A separate bathroom serves this level, fitted with a bath with shower attachment, WC and wash hand basin set within a vanity unit.



Outside

To the rear, French doors from the sitting room open onto a sunny, south-facing paved patio area enclosed by iron railings, providing a neat and low maintenance outdoor space, ideal for sitting out and enjoying the peaceful surroundings. Just beyond the property, there 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 within the development.

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 18 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 £9954.76 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

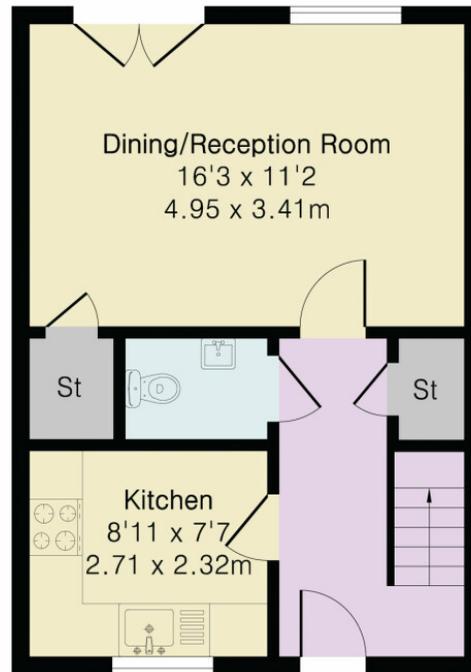
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



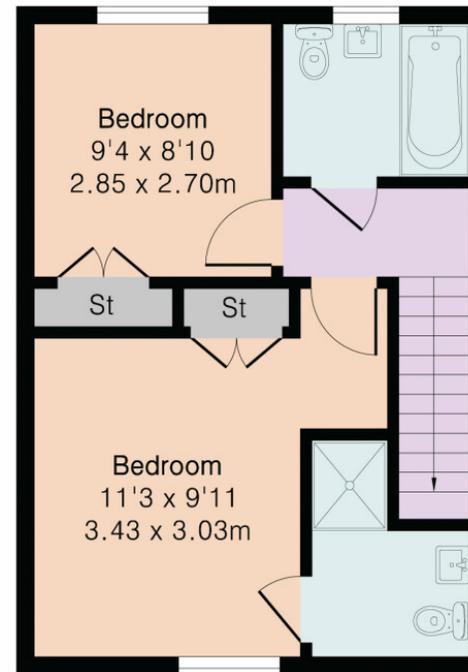
Approximate Gross Internal Area 760 sq ft - 70 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 380 sq ft – 35 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89-101	A		
81-88	B		
69-80	C	74	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.