



15 Millbrook Walk, Woodchester Valley Village, Inchbrook, GL5 5HE
£400,000

PETER JOY
Sales & Lettings



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

A three bedroom cottage style property in a thriving retirement community with a 25' sitting/dining room and a separate study

ENTRANCE HALL, CLOAKROOM, SITTING ROOM/DINING ROOM WITH FRENCH DOORS TO A SMALL SOUTH FACING COURTYARD, KITCHEN, THREE BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM), BATHROOM AND STUDY

Viewing by appointment only

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Description

This beautifully presented, well-maintained house is located within the award-winning Woodchester Valley Village, a prestigious retirement community that is mutually owned and run solely for the benefit of its residents. This charming property offers a comfortable and spacious living environment, thoughtfully arranged over two floors, and is offered for sale chain free.

Upon entering, you are welcomed into a spacious entrance hall with stairs leading to the first floor, complete with a stair lift for easy access. The cloakroom is conveniently located on this level, ideal for guests. The sitting room/dining room is generously sized, providing a lovely space for relaxation and entertaining, with French doors that open out onto the south facing courtyard garden, perfect for enjoying the outdoors. The kitchen is well equipped and offers ample storage and workspace. Upstairs, the first floor comprises three good sized bedrooms, all with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, providing added convenience. The other two bedrooms are equally spacious, making them ideal for family, guests, or hobbies. There is also a bathroom and separate study room, offering a perfect space for a home office.

Outside

The property enjoys a small, enclosed courtyard garden, providing a peaceful, area for outdoor enjoyment.

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 bay on the left and follow the numbers where 15 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 £9603.96 per annum including ground rent. 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

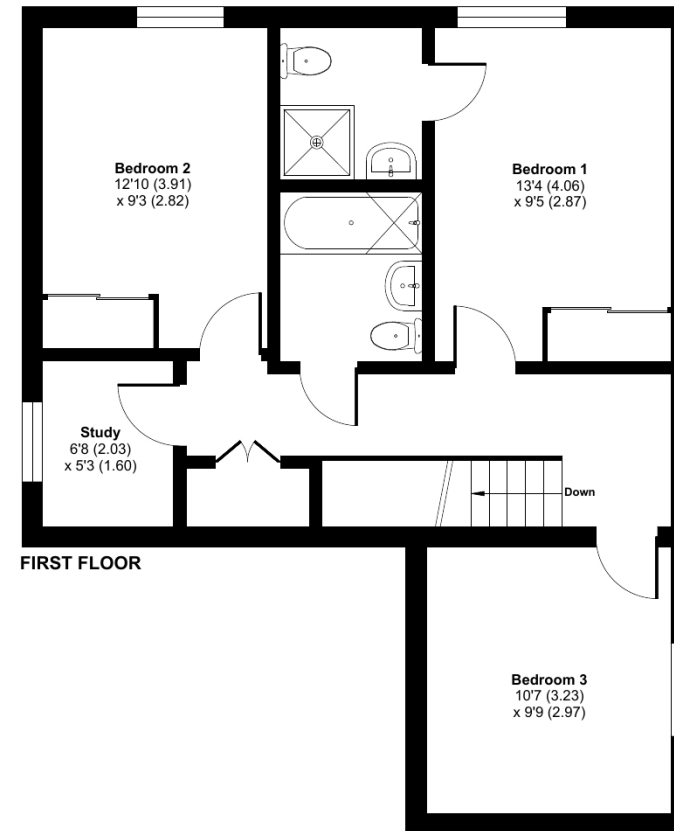
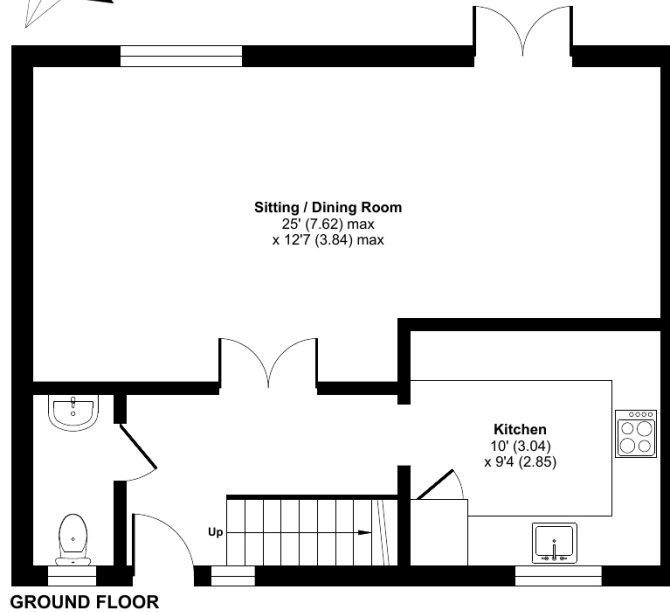




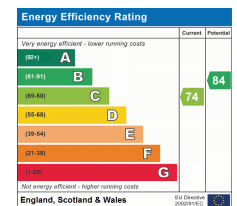
Millbrook Walk, Inchbrook, Stroud, GL5

Approximate Area = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Peter Joy Estate Agents. REF: 1242751



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.