

Frampton Mansell, Stroud, Gloucestershire, GL6 8JX



Barn conversion • Sitting room • Kitchen dining room • Study • Under floor heating • Garage •
Parking • No onward chain • EPC E

Frampton Mansell, Stroud, Gloucestershire, GL6 8JX

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain is Mill Cottage at Downs Mill, is an end of terrace, barn conversion. The property is part of a small development of similar converted mill buildings in a lovely rural location. enjoying views into the open countryside.

The accommodation is deceptively spacious and comprises entrance hall, cloakroom, a triple aspect sitting room with feature fireplace and multi-fuel stove, kitchen dining room which opens out to the gardens. An unexpected bonus is a basement office/studio, this is a very attractive oval room with painted mural/countryside scene. There is oil-fired central heating system, with under floor heating on the ground floor. The timber-sealed unit double-glazed windows, makes this property particularly cosy and warm in the winter.

At first floor level there is a generous en-suite principal bedroom with lovely views of the countryside. The landing leads to, two further well-proportioned bedrooms serviced by a separate shower room. The loft area is currently accessed via a loft ladder and used for storage. There is the potential to convert the loft into a further bedroom and en-suite shower room, subject to the necessary permissions and regulations.

Outside, a stone path allows access to the front of the property and a small patio area, ideal for al fresco dining. The property is surrounded by lawn and mature shrubs. There is also well tended communal gardens with a pond and bridge, plus an additional area of amenity land for the use of the residents.

The property enjoys extensive parking for numerous vehicles, and there is a single garage, in a former stable block.

NB - the property is subject to management fee of £285 per quarter.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Frampton Mansell sits on the southern slopes of the Golden Valley, approximately 7 miles in either direction from the beautiful Cotswold market towns of Cirencester and Tetbury. Stroud is also conveniently located. Within walking distance is the popular Jolly Nice café and farm shop. Gloucester, Bath and Bristol are all easily accessible via the motorway.

Mainline train stations at Stroud and Kemble are both close by with direct trains to London Paddington (75 mins direct), as well as easy motorway links. There is an excellent choice of local schools, with both Stroud and Cirencester offering a range of schools and college options. The nearby quaint village of Minchinhampton has a renowned golf course and common.

Directions

From our office in Cirencester turn right along Castle Street, at the end of the road bear left into Sheep Street, bear to the right hand side going across the mini roundabout and turn right at the main roundabout towards Stroud & Tetbury. At the next roundabout turn right signposted Stroud (A419). After around 6 miles, just after the Jolly Nice Farm Shop, take the slip road on the left and then straight across, signposted Cotswold Gliding Club. Down Mill can be found towards the end of the lane on the left hand side.

What3Words /// chariots.credited.train

Services & Tenure

The tenure is freehold. Mains water and electricity are understood to be connected, the property is on oil and has a septic tank.

Local Authority

Cotswold District Council.

Council Tax Band E.

Our reference

CIR/SW/CDH/19062025

We'd love to hear from you

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what the owner said

This has been a much loved family home for many years. It holds an infinite number of happy memories for us all.

The surrounding countryside and beautiful villages and market towns in close proximity are a pleasure to explore.







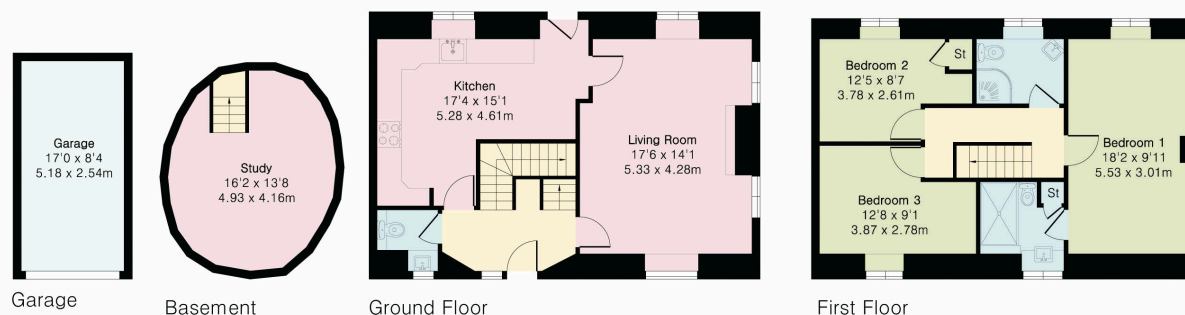
Approximate Gross Internal Area 1240 sq ft - 115 sq m

Basement Area 177 sq ft – 16 sq m

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 522 sq ft – 49 sq m

Garage Area 142 sq ft – 13 sq m
(Excluding Garage)



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

