

## Mill Piece, Ewen, Cirencester, Gloucestershire, GL7 6BT



Lovely tranquil village location • Views over countryside • Semi-detached house • Two bedrooms • Sitting room, kitchen/diner • Upstairs bathroom • Downstairs cloakroom • Ample driveway parking • EPC E



# Mill Piece,

Ewen, Cirencester, Gloucestershire, GL7 6BT

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Enjoying a most wonderful setting with lovely views over the surrounding countryside, nestling in the ever-popular Cotswold village of Ewen. If you are looking for a semi-rural setting and want to make you mark on your next home then this could be for you.

This charming two-bedroom semi-detached cottage briefly comprises an entrance porch that leads into an entrance lobby where there are stairs to the first floor. The sitting room has a fitted woodburner. The kitchen/diner has a range of units with working surfaces over, room for a table, and a door to the rear porch which in turn leads into the garden. A door from the kitchen leads into the downstairs cloakroom.

At first floor level, the landing leads to the two bedrooms and the main family bathroom which has a separate shower over the bath.

Outside, the gardens are a particularly fine feature of this property. There is gravel driveway parking to the front. The rear garden is generous in its proportion and backs onto and overlooks the surrounding countryside. It is predominantly laid to lawn and there is a patio area offering a place to sit, relax, and entertain.

## Amenities

Ewen is a well-regarded hamlet with easy access to Kemble where there is a mainline station to London Paddington. Close to Cirencester and all of its amenities and good road connections to the M4 and M5. With lots of country walks and lovely quiet roads around for cycling, and with the source of The Thames nearby.

## 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.

## Directions

From our office in Cirencester bear right into Castle Street at the end of the road bear left to Sheep Street. Keep left and go straight over the mini roundabout. Continue to the dog leg crossroads going straight over onto Somerford Road. After a short distance turn right towards Ewen. Continue along this







road into the village at the T junction turn right. The property can be found a little way along on your left hand side a short distance past The Timbrells.

What 3 Words: [///data.tropic.juicy](https://data.tropic.juicy)

#### **Services & Tenure**

The tenure is Freehold.

#### **Local Authority**

Cotswold District Council

Council Tax Band: C

#### **Our reference**

CIR/JC/RN/03022025

#### **We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

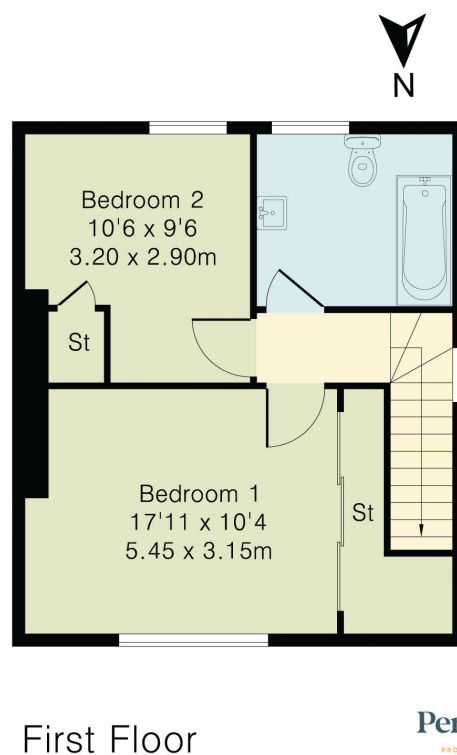
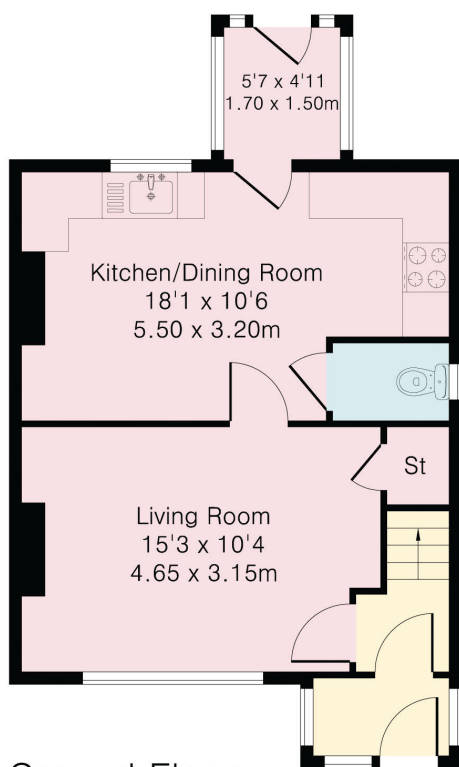
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



## Approximate Gross Internal Area 812 sq ft - 75 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 381 sq ft – 35 sq m



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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.

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