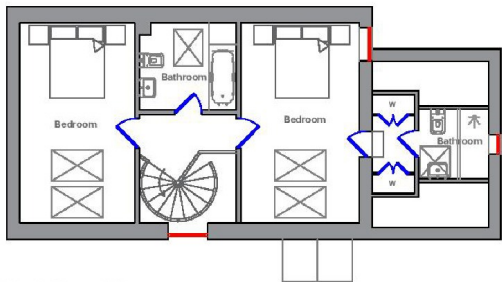


Ground Floor Plan

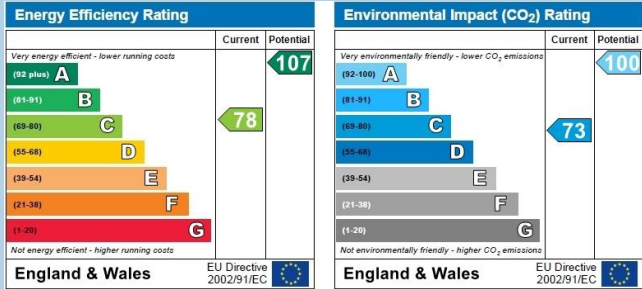


First Floor Plan

FLOOR PLAN [ NOT TO SCALE ]

PLOT 3, THE CIDER MILL, BLANCHWORTH, STINCHCOMBE, GL11 6BB

11/12/2019



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

3 The Cider Mill,  
Stinchcombe, GL11 6BB

Asking price

**£365,000**



ATTRACTIVE NEWLY RENOVATED CIDER MILL  
IN A MOST ATTRACTIVE SEMI-RURAL LOCATION - MANY CHARACTER FEATURES  
ENTRANCE PORCH - LIVING ROOM/DINING ROOM - KITCHEN - TWO DOUBLE  
BEDROOMS - TWO BATHROOMS - OIL CENTRAL HEATING - GARDENS TO FRONT AND  
REAR - OFF-ROAD PARKING - MUST BE SEEN - ENERGY RATING C

**01453 544500**

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Gloucestershire GL11 4BW

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sales@bennettjones.co.uk



### 3 The Cider Mill, Stinchcombe, GL11 6BB

#### SITUATION

This newly renovated property is situated in Blanchworth which is a Hamlet between the Cotswold village of North Nibley and the Severn Vale town of Berkeley. North Nibley has a popular local inn and primary school. The larger Cotswold town of Wotton-under-Edge offers a wider range of shopping facilities along with primary and secondary schooling. The A38 gives access to the centres of Dursley and Thornbury which also have a good range of shopping facilities including supermarkets and further secondary schooling. The property is situated in this semi rural location midway in between junctions 13 and 14 of the M5 motorway.

#### DESCRIPTION

This unique detached property is in the course of being converted in this fantastic semi-rural position. The property will be accessed via a short shared driveway leading to parking for two vehicles. The gardens will be enclosed by fencing and wall. The property will be accessed by entrance porch leading to spacious living/dining room with windows and french doors looking over both the front and rear gardens, spiral staircase to first floor, exposed oak beams and red brick



walls. The former cider press makes a superb focal point and is used as a dining table. Double doors will lead to a spacious kitchen which will have 'Range' style cooker and will be fitted to a good standard and door leading onto the rear garden. On the first floor will be the master bedroom with en-suite bathroom and along with a further double bedroom and bathroom/second wc. The property will benefit from an oil fired central heating and private drainage. To see all the property has to

#### DIRECTIONS

If travelling in a south easterly direction from the A38 past the junction for Dursley, continue passing The Prince of Wales hotel, and continue passing the Berkeley turning and after approximately two hundred metres take the first turning on the left, continue passing Kitts Green Nursery on the right hand side and proceed for approximately half a mile and The Cider Mill will be found on the left hand side.

#### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).



#### OPEN CANOPY PORCH

Attractive oak and tiled pitched roof, leading to:

#### ENTRANCE PORCH

With composite front door and side panel, leading to:

#### LIVING ROOM/DINING ROOM

8.6m x 5.2m (28'3" x 17'1")

Two sets of French doors leading to garden, two windows to front, attractive former Cider Press used as dining table, spiral staircase to first floor, red brick alcoves in walls and double doors to:

KITCHEN 4.3m x 3m (14'1" x 9'10")

TO BE FITTED, 'Range' style electric oven, windows to front and window and door to rear.

#### ON THE FIRST FLOOR

#### LANDING

BEDROOM ONE 5.2m x 3m (17'1" x 9'10")

Having two roof lights, window to side and door to:

#### WALK-IN WARDROBE/ DRESSING AREA

With built in wardrobes, leading to:

#### EN-SUITE SHOWER ROOM

Having walk in shower, low level wc, wash hand basin, windows to side.



BEDROOM TWO 5.2m x 2.98m (17'1" x 9'9")

Having roof light.

#### BATHROOM

Having bath, wash hand basin and wc.

#### EXTERNALLY

To the front of the property there is an open plan area of front garden, post and rail fence, and lawn with pedestrian pathway leading to the front door. There is a rear courtyard area. There is a shared drive to the far side of the adjoining cottage with two parking spaces.

#### AGENT'S NOTES

Mains electricity and water are believed to be connected.

Private drainage.

Oil central heating.

Council Tax Band: to be confirmed.

#### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

#### VIEWING

By appointment with the owner's sole agents as over.

