

# MILL FARMHOUSE





# MILL FARMHOUSE, EWEN, GL7 6BT

ENTRANCE HALL • KITCHEN/ BREAKFAST ROOM • CLOAKROOM/ UTILITY ROOM  
DRAWING ROOM • SITTING ROOM • 4 BEDROOMS INCLUDING THE MASTER  
SUITE WITH BATH, SHOWER AND DRESSING ROOMS • FAMILY BATHROOM  
LANDSCAPED GARDENS • TERRACES • PRIVATE PARKING • STONE OUTBUILDINGS  
ANNEXE: SITTING ROOM • KITCHEN • BEDROOM • BATHROOM

## A BEAUTIFULLY CRAFTED PERIOD FARMHOUSE IN THE HEART OF THE COTSWOLDS.

### DESCRIPTION

Mill Farmhouse has been lovingly and very tastefully renovated to create an exceptional family home with superb living space. Care and attention has been lavished on this home and the vendors have been mindful to create a contemporary dwelling whilst retaining period features and nurturing the history of this 17th Century home.

The kitchen/breakfast room opens onto a delightful terrace, accessed via floor to ceiling oak framed sliding doors. This is a fabulous room for entertaining family and friends and is ideal for indoor/

outdoor living in the warmer months. The Everhot oven is a great addition to this contemporary and generous room.

The drawing and living rooms have been beautifully decorated and feature oak floors, windows seats, exposed beams and inglenook fireplaces with wood burners. The drawing room is superb for entertaining and the sitting room works brilliantly for more informal gatherings.

The colourful panelled entrance hall serves superbly as a gallery space and

links the main house to the kitchen/ breakfast room.

On the first floor are three double bedrooms and a family bathroom. The second floor comprises the master suite with shower and dressing rooms and a fantastic master bedroom with stand-alone bath and impressive exposed beams.

The detached annexe offers versatile additional accommodation comprising a sitting room, kitchen, double bedroom and bathroom. The sitting room with

oak framed floor to ceiling sliding doors overlooks the beautifully manicured front garden with lavender borders and the gravelled parking area.

The house sits in circa 1.3 acres. To the rear of the house is the main garden predominantly laid to lawn with herbaceous borders. The outside space is made for entertaining with various terraces, seating and BBQ areas. The views over the unspoilt countryside are exceptional and give this lovingly created home a sense of peace and tranquillity.

## LOCATION

Located only a mile from Kemble, with its train station providing direct and easy access to London Paddington, Mill Farmhouse is ideally situated in the heart of the Cotswolds, close to Cirencester.

Positioned at the edge of the village, the renowned gastro pub The Wild Duck is only a short walk away and is a superb spot to relax and unwind after a long country walk through the beautiful surrounding countryside. Also close by are the Potting Shed and The Rectory in neighbouring Crudwell.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés and twice weekly markets.

The historic town of Malmesbury, is 10 miles away and beautiful Tetbury, is only 9 miles away. Both towns offer a selection of independent shops, cafés and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



KEMBLE STATION 1.3 MILES  
(LONDON PADDINGTON 75 MINS)  
CIRENCESTER 4 MILES  
TETBURY 9 MILES  
MALMESBURY 10 MILES  
M4 (JUNCTION 15) 20 MILES  
CHELTENHAM 21 MILES

*All distances and times are approximate*









## GENERAL INFORMATION

**Tenure:** Freehold. Grade II Listed.

**Services:** Mains electricity. Private water and drainage. Oil fired heating.

**Postcode:** GL7 6BT.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band E.

**Restrictive covenant:** The northern section of the paddock/ parking area is subject to a restrictive covenant with uplift clause should this be developed.

**Right of way:** There is a shared driveway with access to Mill farmhouse via Right of Way.

### Mill Farm Ewen, Cirencester, Gloucestershire

Gross Internal Floor Area Approx ->  
 House 260 sq metres / 2788 sq Feet  
 Annexe 75 sq metres / 807 sq Feet  
 Garden Store 13 sq metres / 139 sq Feet  
 Store B 9 sq metres / 96 sq Feet

Total 356 sq metres / 3832 sq Feet

Simply Plans Ltd © 2014

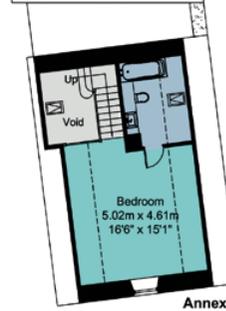
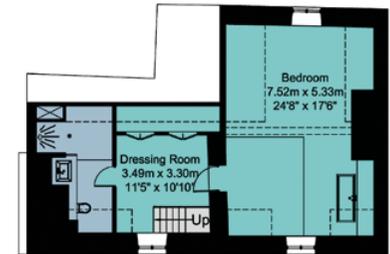
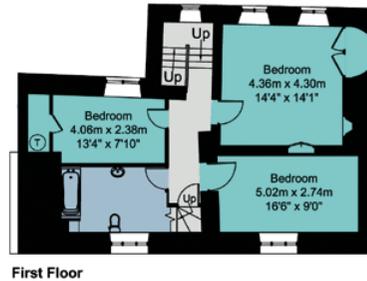
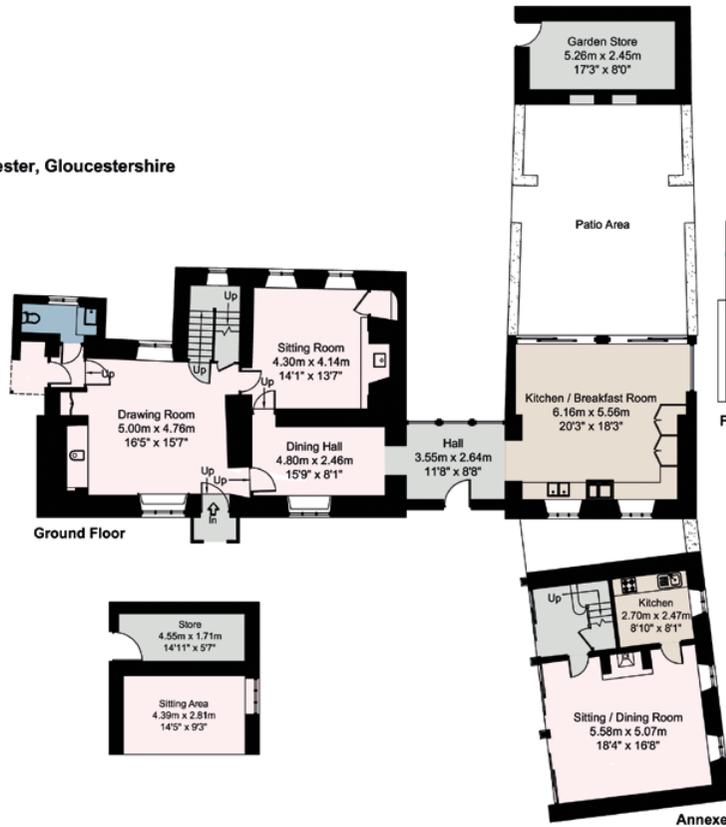
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Job No SP754

This plan is for identification

purposes only. Not to scale.

□ = Reduced Headroom 1.5m / 5'



Second Floor

Outbuilding  
 Not Shown In Actual Location Or Orientation



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 PROPERTY

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