



THE MILL HOUSE

PRESCOTT ♦ CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL52 9RE

savills

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A CHARMING PERIOD DETACHED HOME IN A STUNNING ELEVATED POSITION WITH COUNTRYSIDE VIEWS AND LARGE MATURE GARDENS

Entrance porch ♦ dining room ♦ sitting room ♦ study
♦ kitchen/breakfast room ♦ utility room
♦ cloakroom ♦ conservatory

Three first floor bedrooms including master with en-suite dressing/shower room ♦ cloakroom ♦ shower room

Two second floor attic bedrooms

Double garage ♦ large, beautifully landscaped gardens

In all 0.95 of an acre





MILEAGE

Winchcombe 4 miles. Cheltenham 7 miles. M5 (J.9) 14 miles. (Distances approximate)

SITUATION

The Mill House is set in a beautiful part of the north Cotswolds in the rural hamlet of Prescott, home of the Bugatti Hill Climb, roughly equidistant between the villages of Gretton and Gotherington, both about 2 miles away. The property enjoys an elevated setting on a no through lane in an Area of Outstanding Natural Beauty. Both Gotherington and Gretton offer a public house, village hall and primary school, plus Gotherington has a local stores and post office.

The thriving Saxon town of Winchcombe, about four miles away, provides an excellent range of day to day shopping facilities along with some fine restaurants and pubs, plus library, doctors' surgery, and primary and secondary schools.

Around 7 miles away lies the Regency Spa town of Cheltenham which is renowned for its high quality educational facilities, shopping, period buildings and most attractive municipal gardens. It also provides wonderful leisure activities including the well known Literary, Cricket and Music festivals its holds, along with the famous racecourse which plays host to the Gold Cup every Spring.

Communications are excellent with the national motorway network 14 miles away at Junction 8 of the M5, near to Ashchurch Railway Station. Birmingham International Airport is about forty five miles away.

DESCRIPTION

The Mill House is an attractive period country house, with stone elevations to the front under a pitched tiled roof, with later additions to the rear. It is situated amongst beautiful countryside being an Area Of Outstanding Natural Beauty. The property has been in the same family ownership for a number of years and the accommodation, which is arranged over three floors, has some charming features including exposed beams and a large fireplace in the sitting room with wood burning stove. The property is now in need of modernisation and offers scope for extension or reconfiguration, subject to the necessary consents.

OUTSIDE

The gardens are a particular feature of the property being extensive and professionally landscaped. Close to the house is a paved patio area interspersed with flower and shrub borders and a water feature running through. Extensive, sweeping lawn areas with specimen trees lie mainly to the south side and enjoy far reaching countryside views. In total, the area extends to 0.95 of an acre.

SERVICES

Mains electricity. Oil fired central heating. Private water and drainage.

LOCAL AUTHORITY

Tewkesbury Borough Council. Tel: 01684 295010.

DIRECTIONS (GL52 9RE)

Passing through Gotherington, take the first right after Prescott Hill Climb into the lane marked No Through Road. The Mill House will be found after a short distance on the right hand side.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.



FLOORPLANS


Approximate IPMS2 Floor Area = 228.9 sq m / 2464 sq ft

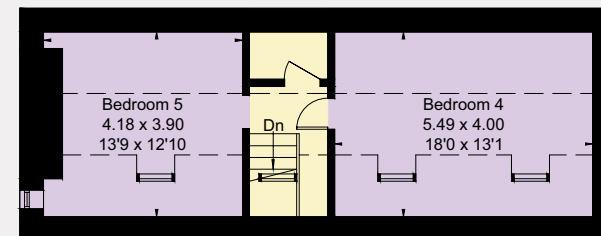
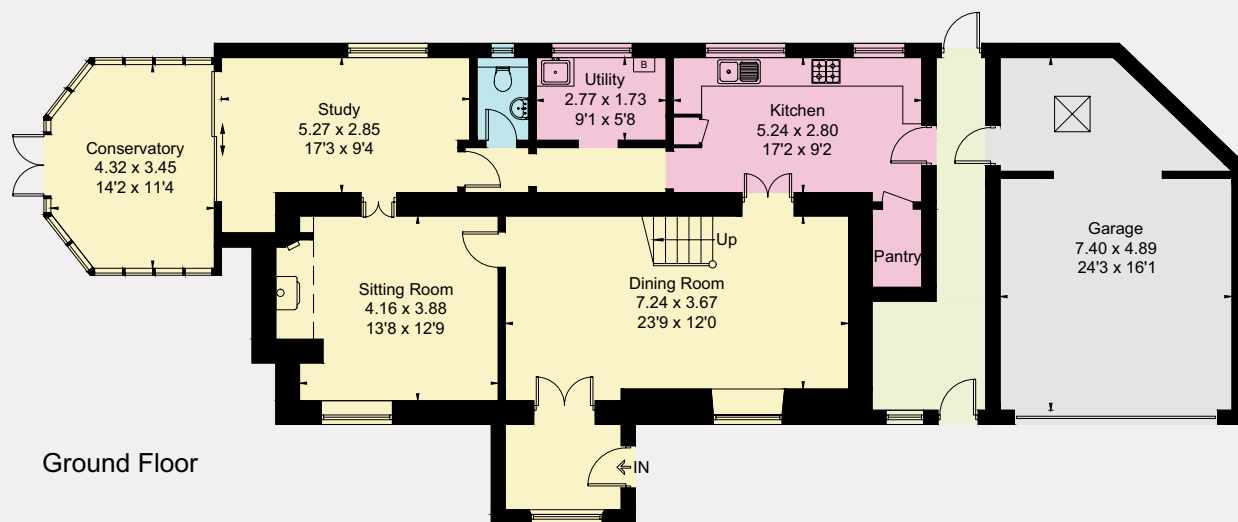
Garage = 33.6 sq m / 362 sq ft

Limited Use Area = 29.8 sq m / 321 sq ft

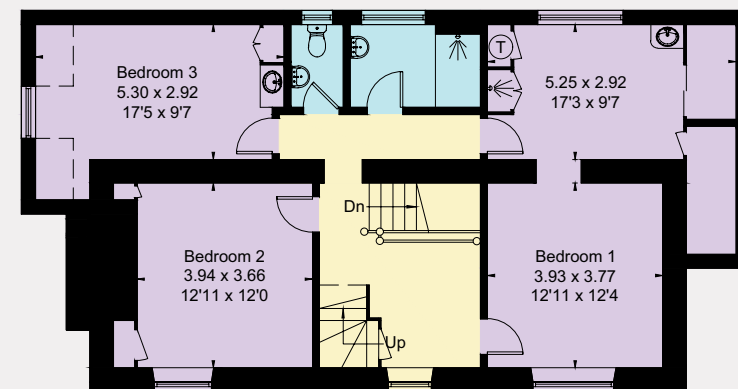
Total = 292.3 sq m / 3147 sq ft



 = Reduced head height below 1.5m



Second Floor



First Floor

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