



A Cotswold stone property in the sought after village of Lower Slaughter

Millside, 19 Mill Lane, Lower Slaughter, Gloucestershire GL54 2HX

Guide £695,000 Freehold



Entrance hall • sitting room • dining room • conservatory
• kitchen/breakfast room • utility • cloakroom • three
bedrooms • family bathroom • gardens • parking.

Distances

Bourton-on-the-Water 2 miles,
Stow-on-the-Wold 4 miles,
Cheltenham 16 miles, Oxford
30 miles, Kingham Station 8
miles (main line station to
London Paddington) (all
distances and times are
approximate).

Situation and Communications

Lower Slaughter is a highly
regarded and picturesque
Cotswold village situated in the
Windrush Valley within an Area
of Outstanding Natural Beauty.
Indeed this part of the
Cotswolds possesses some of
the most beautiful and unspoilt
countryside in the whole of
Gloucestershire. The village is
characterized by its pretty,
honey-coloured limestone
cottages and houses. Many of
these front the river Eye which
meanders through the village
and can be crossed by two
small bridges. As well as the
18th Century Manor House
Hotel there is also a Parish
Church, village hall and
converted mill with original
water wheel and now selling
crafts. Bourton-on-the-Water
is about a mile away and
provides everyday shops and
services. A little further away
is the historic market town of
Stow-on-the-Wold which
provides many specialist shops
arranged around its central
square. A Tesco store is located
on the edge of the town. The
Daylesford organic and lifestyle

shop is located in Kingham.

The Roman Fosse Way
provides direct access to the
Midlands and south to
Cirencester. The A40 links
Cheltenham to Oxford and
then joins the M40 at Junction
8. For the London commuter
there are regular trains from
Kingham Station to London
Paddington which takes about
90 minutes. Recreational
opportunities include golf at
Burford, Naunton Downs and
Broadway, polo at Cirencester
Park; racing at Cheltenham,
Warwick and Stratford; sailing
at the Cotswold Water Park
and boating on the River
Thames. There are a number of
excellent walks in the area
including the Gloucestershire
Way. There is a wide choice of
excellent schools in the area
including Kingham, Kitebrook,
Hatherop Castle, Rendcomb, as
well as the schools and
colleges in Oxford and
Cheltenham. The Cotswolds' year is packed with events
ranging from world famous
international festivals like
Cheltenham Literature Festival
and Cheltenham Gold Cup
Week to major musical events
such as the Wilderness Festival,
Cornbury Festival or the Big
Feastival, as well as a jam-
packed events calendar
featuring concerts, exhibitions,
arts and literature festivals and
theatrical productions.





Millside

Built in the 1970s, Millside is an excellent house with beautifully presented accommodation set out over two floors. The property is decorated with a subtle palette of colours which creates a calm and contemporary feel throughout. A sturdy oak front door leads you into a light and airy entrance hall. The dual aspect sitting room is generous with a wood burning stove set in a simple, contemporary hearth. Glazed doors open to the rear garden and terrace. The dining room has an attractive panelled feature wall and looks out over the front garden. The kitchen/breakfast room is fitted with a range of painted Shaker-style cabinets and integrated appliances. In addition there is a very useful utility room with door to garden, ideal for family life. A dramatic cloakroom completes the ground floor accommodation. On the first floor are three excellent bedrooms and a well-appointed family bathroom.

The front garden is laid to lawn with borders and a gravelled driveway providing parking for three cars. There is a courtyard area to the side of the property. To the rear the garden is enclosed by hedging, fencing and a Cotswold stone wall. Mainly laid to lawn, the rear garden has a paved terrace and mature borders.

General Information

Services

Mains water, electricity, gas and drainage are connected to

the property. Gas fired central heating.

Tenure

Freehold.

Local Authority

Cotswold District Council. Telephone 01285 623000. Tax Band E.

Directions GL54 2HX

From Stow-on-the-Wold, take the A429 Fosseway in a southerly direction towards Bourton-on-the-Water. Take the right hand turning for Lower Slaughter. Follow the road through the village and turn left into Mill Lane. Millside will be found on the left hand side.

Viewing

Strictly by appointment through Savills.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

EPC rating = D

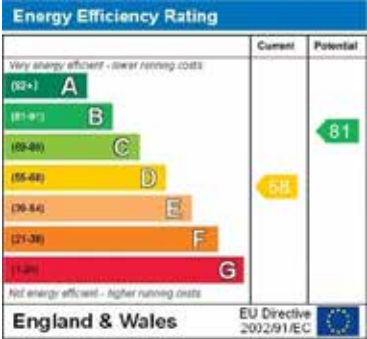
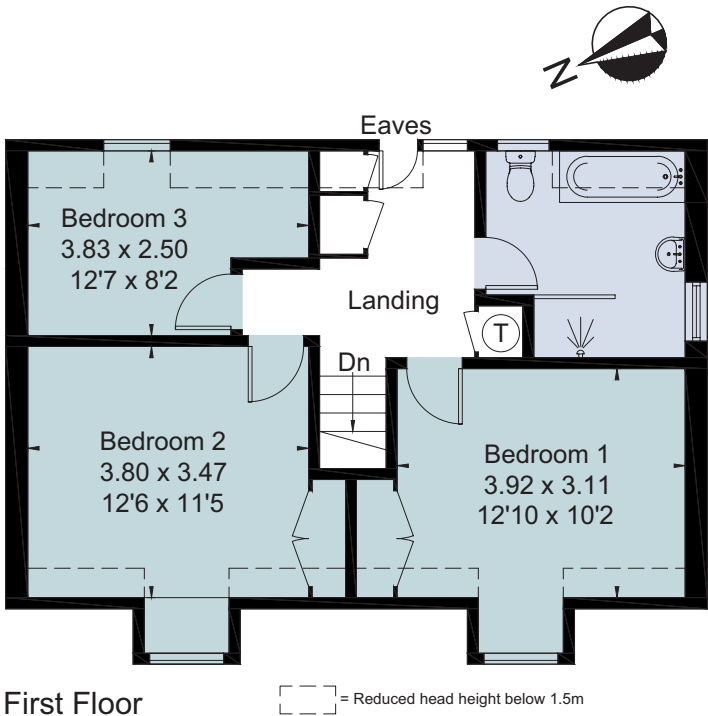
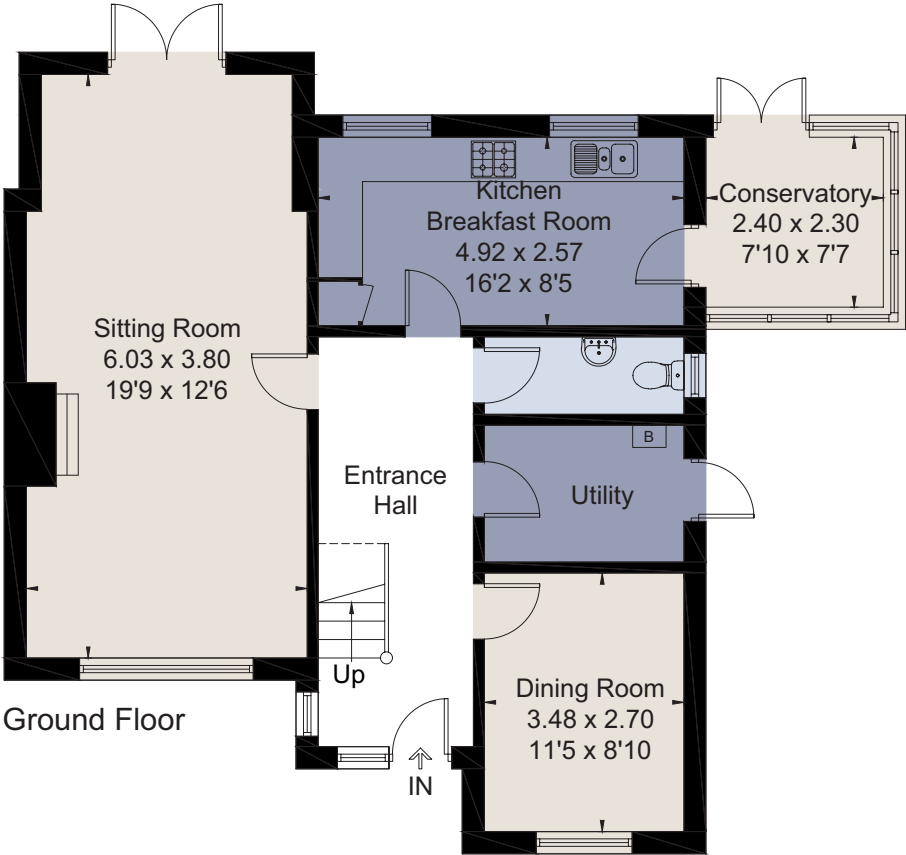
Particulars prepared

November 2022. Photographs taken: November 2022.



Millside, 19 Mill Lane, Lower Slaughter, Gloucestershire GL54 2HX
Approximate Area 137.6 sq m / 1481 sq ft
Including Limited Use Area (8.1 sq m / 87 sq ft)

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