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Mill Farm

Tredington, Gloucestershire, GL20 7BW

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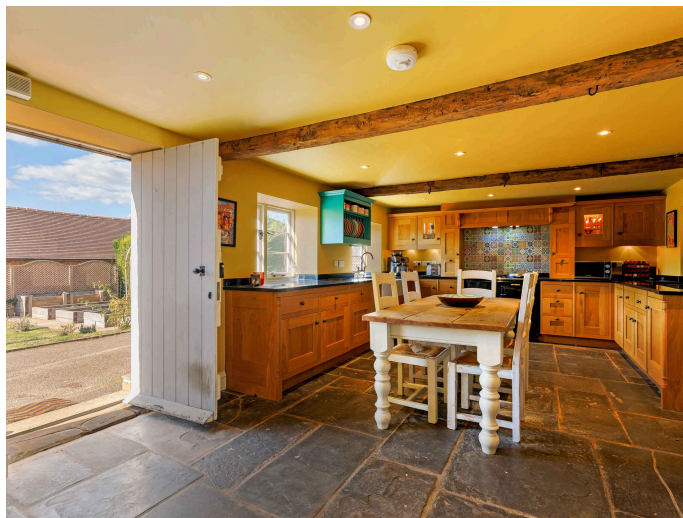
Tredington, Gloucestershire, GL20 7BW

An outstanding and most appealing Grade II Listed detached house situated on a generous plot within in a popular village just 7 miles to the west of Cheltenham.

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|--------------------------|-----------------------------------|
| • Reception hall | • Boot room |
| • Sitting room | • Principal bedroom with en suite |
| • Drawing room | • Four further bedrooms |
| • Study | • Two family bathrooms |
| • Dining room | • Substantial gardens |
| • Kitchen/Breakfast room | • Gated parking |
| • Utility/Cloakroom | |
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Mill Farm, as the name denotes, is the former farm house to the village and one of exceptional architectural merit. Listed Grade II, the property is arguably one of the finest homes in the village and has a litany of character features with history running throughout each room. Whilst full of character charm, the current owners have given the interiors a modern lift with an individual style to each room. The traditional layout of this century is apparent, combining large rooms, a practical floorplan and a seamless flow, making it the most comfortable and manageable house throughout.

There is an immediate sense of elegance when entering and Mill Farm offers an excellent choice of reception rooms, with the two principal rooms set to either side of the wide hallway. Both rooms have beamed ceilings, feature fireplaces and views over the front and side gardens. The hallway further opens to a drawing room, a charming space ideal throughout the seasons, particularly so as a cosy room with its large wood burner set into an Inglenook. This room acts as a central point to the accommodation with a door opening to a rear lobby, with a secondary entrance point, which introduces the kitchen and dining room.

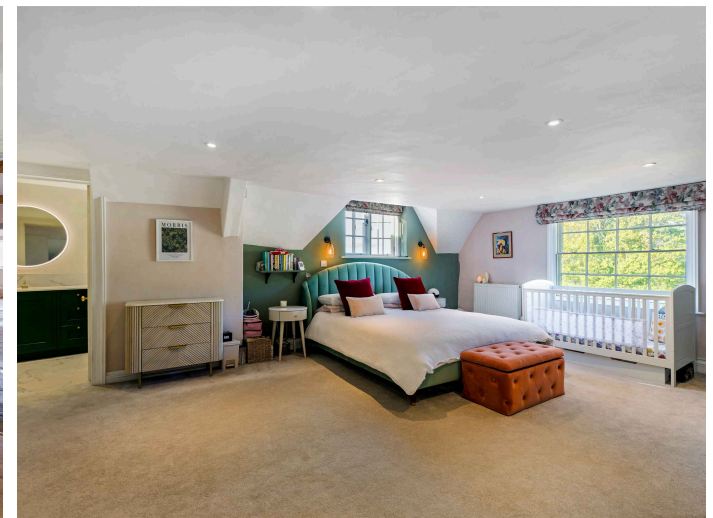
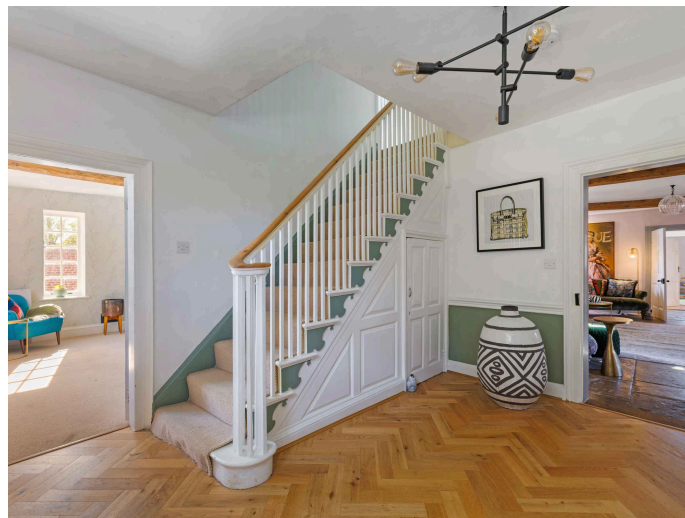


This informal space overlooks, and accesses, the rear garden and small holding, making it a wonderful reception area for both family life and entertaining. Designed as a large dining room that leads into the kitchen, which is well appointed with a range of quality cabinetry, integrated appliances, granite work surfaces and an AGA. Flagstone flooring runs underfoot. A cloakroom and utility further enhance the practicality.

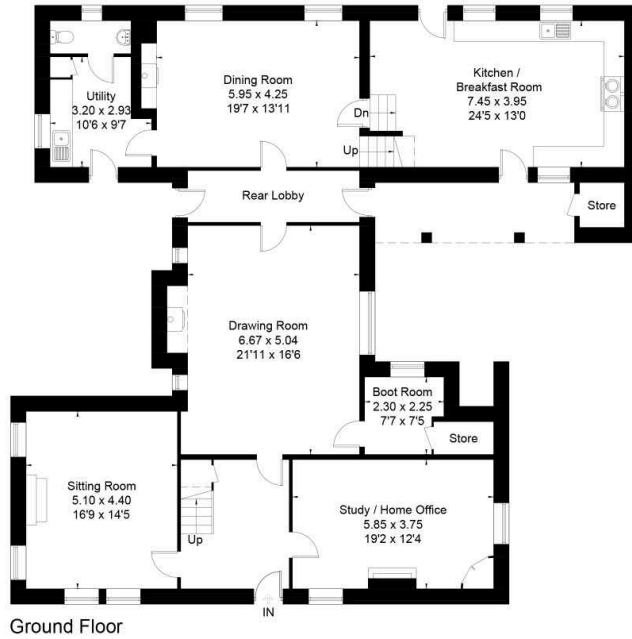
The first floor is home to five double bedrooms. The beautiful principal suite is of generous proportions with triple aspect windows and a luxury, newly fitted en suite bathroom. Opposite, in symmetry is a further bedroom. Off the wide landing is another bedroom and a family bathroom. At the back of the house there are two bedrooms, one with a feature fireplace set within the original ashlar Inglenook. The other has the benefit of a separate dressing room or study. These quarters have their own staircase from the kitchen making it self-contained if so required. Traditionally, this would have been a servants' bedroom and now makes for a wonderful, independent suite away from the main bedrooms and with its own access, ideal for guests or a live in au pair.

Outside: The entrance to Mill Farm is particularly special, through newly fitted electric gates, the drive sweeps around to the side of the house, where there is ample parking for a number of cars and to an electric charging point. The grounds comprise an expanse of level lawn to the front with mature trees and planting and to the rear, a contained garden which is home to a chicken coop and raised vegetable patches. Two lovely terraces, accessed from the side of the house, follow the natural horseshoe shape of the house and provide a lovely spot to dine al fresco.

Situation: Tredington is a charming village with a real community and whilst semi-rural, it's an easily accessible village, just four miles from Gotherington, and one miles from Stoke Orchard, which offers a charming farm shop with livestock, a vibrant village hall and a small yet well stocked shop. Whilst beautifully semi-rural, it is extremely accessible with Cheltenham only seven miles away. A fashionable hub with further excellent schools in both the state and private sector including Cheltenham College and The Cheltenham Ladies' College. For the commuter transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 Tewkesbury and M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham.



Approximate Floor Area = 348.4 sq m / 3750 sq ft



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