

Mill Farm

Tredington | Gloucestershire | GL20 7BW



la AGENCY

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AN OUTSTANDING GRADE II LISTED DETACHED COUNTRY HOME, EFFORTLESSLY COMBINING HERITAGE CHARM WITH REFINED LIVING, SET WITHIN GENEROUS GROUNDS IN A COVETED VILLAGE LOCATION. MILL FARM IS AN IMPRESSIVE FIVE-BEDROOM, FORMER FARMHOUSE OFFERING A BEAUTIFUL BALANCE OF CHARACTER AND CONTEMPORARY COMFORT.



Ground floor

- Entrance hall
- Drawing room
- Sitting room
- Dining room
- Kitchen/breakfast room
- Study/home office
- Utility room
- Boot room

First floor

- Principal bedroom with ensuite bathroom
- Four further bedrooms
- Two further bathrooms
- Additional study/dressing room
- Secondary staircase

Outside

- Electric gates
- Driveway
- Private gardens and grounds
- Terrace

Location

Tredington is a charming and well-connected village, offering the best of semi-rural living without compromise. Stoke Orchard, just a mile away, provides everyday essentials; a well-stocked village shop, a popular farm shop with livestock, and a vibrant village hall, while Gotherington lies just four miles distant. Cheltenham, only 7 miles away, offers a sophisticated mix of shopping, dining and culture, along with a selection of highly regarded schools,, including Cheltenham College and Cheltenham Ladies' College. For commuters, convenient access to the M5 and wider motorway network via the A40/A419, and direct rail services to London from Cheltenham, Gloucester and Kemble.

The Property

From the moment you step inside, a welcoming entrance hall sets the tone, with exposed beams, original features and a natural sense of warmth and history running throughout. Designed with both family life and entertaining in mind, the ground floor provides a series of elegant and versatile reception rooms, ideal for everything from relaxed evenings to more formal gatherings. At the heart of the home lies the kitchen/breakfast room, complete with an AGA is a wonderfully sociable space with traditional detailing, flagstone floor and room for a large dining table, perfect for everyday living and weekend hosting alike. A separate dining room, along with a well-appointed utility and practical boot room, ensures the house functions effortlessly as well as beautifully.

Upstairs, five well-proportioned bedrooms offer light-filled accommodation, each enjoying attractive outlooks over the surrounding grounds. The principal suite benefits from its own en suite, while two further bathrooms serve the remaining bedrooms, providing comfort and convenience for both family and guests. A study or dressing room, accessed from bedroom five, adds further flexibility. With its own staircase rising from the kitchen, this secluded suite enjoys a wonderful sense of independence. Likely to have been a former servants' quarters, it has been thoughtfully reimaged as a self-contained space, perfectly suited for guests, an au pair, or extended family.

The arrival at Mill Farm is both private and inviting, with newly installed electric gates opening onto a sweeping driveway that leads to generous parking and an electric charging point.





The grounds are thoughtfully landscaped, with a broad, level lawn to the front bordered by mature trees, while the rear garden provides a more intimate setting, complete with a chicken coop and raised vegetable beds. Wrapping elegantly around the house, two terraces mirror its distinctive horseshoe form, creating exceptional spaces for al fresco dining and relaxed entertaining.

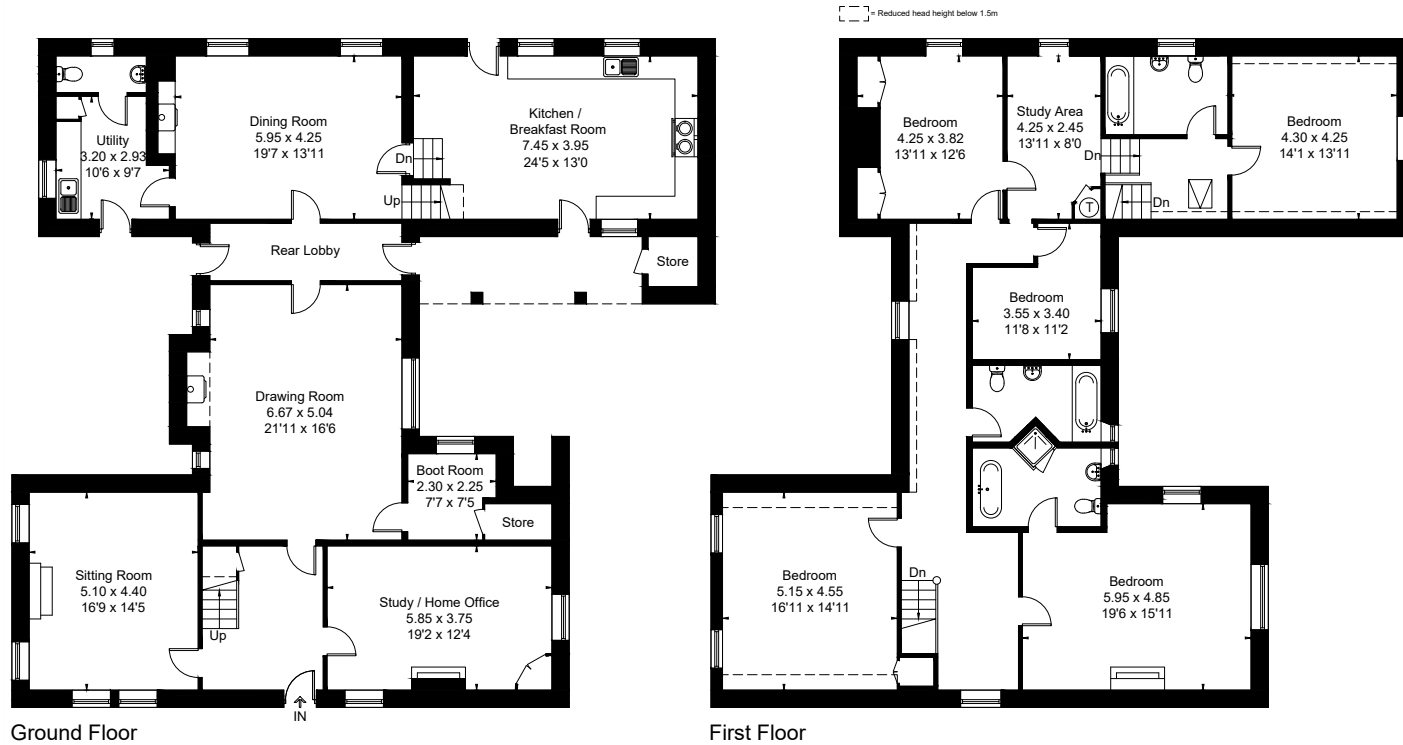
Throughout, the property has been thoughtfully curated to retain its period charm, exposed beams, inglenook fireplace with a warming log burner and sash windows while incorporating tasteful modern enhancements. The result is a home that feels both timeless and entirely suited to modern living, with a wonderful sense of space, light and understated elegance.

Positioned within easy reach of Cheltenham, yet enjoying the peace and charm of village life, this is a rare opportunity to acquire a truly special home, perfectly suited to refined family living.





Approximate Floor Area = 348.4 sq m / 3750 sq ft



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hello@laagency.co.uk
01242 500 404
lagagency.co.uk

The Limes, Bayshill Road,
Cheltenham GL50 3AW

rightmove ZOOPLA

PrimeLocation.com

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