



Orchard House

Bagbury Lane, Lydiard Millicent

ORCHARD HOUSE

Lydiard Millicent

A substantial detached property originally dating back to the 1800's which has been thoughtfully extended to provide wonderfully spacious and flexible accommodation with a variety of outbuildings and extensive garden of circa 1.5 acres. Accommodation briefly comprises: Kitchen, sitting room with log burner, two garden rooms, four double bedrooms, family bathroom, boot room and outbuildings to include gym and a detached annexe or home office, suitable for a wide variety of uses.

Lydiard Millicent is located 4 miles west of Swindon. There is a well supported village primary school and church. There is a local public house "The Sun Inn". Swindon commercial centre is approximately 4 miles away, with the mainline station (Paddington) and M4, junction 16 is about 2 miles away.

- *Substantial Detached House*
- *Four Reception Rooms*
- *Four Double Bedrooms*
- *Superb Kitchen*
- *Versatile Accommodation*
- *Outbuildings*
- *Annexe*



The Property

Orchard House is an extremely attractive and privately situated detached property with the original cottage dating back to the 1850's which has since been extended to provide wonderfully spacious and modern living accommodation together with character features such as window seats and exposed beams together with beautiful gardens.

The porch leads into the original part of the cottage with a hallway leading into the sitting room with dual aspect windows and a log burner to the heart of the room. Through the hallway is a cosy snug area leading through to the study and a large conservatory. The superb modern kitchen is fitted with a large array of base and eye level units with oak work surfaces over and space for white goods, Range style cooker and an island unit with cupboards beneath. The kitchen is open plan to the garden room making it an ideal space for entertaining. Also to the ground floor there is a utility room with base and eye level units and space for white goods, a WC and integral double garage.

Stairs rise from the hallway to the first floor landing with access to the four generous double bedrooms, three of which have built in cupboards and the master bedroom has the additional benefit of a WC and basin. The large family bathroom is fitted with a corner jacuzzi bath, separate double shower, WC and unit with built in basin and an airing cupboard.



Outside

Orchard House is approached through a private graveled driveway behind electrically operated gates. To the front of the property there is ample parking and a beautiful front garden mainly laid to lawn with a patio area and access to the rear garden. The rear garden is mainly laid to lawn and is divided by wooden fencing with a large patio ideal for summer entertaining, a summer house, hot tub, garden lighting and tractor shed. There is a wide variety of trees, plants and shrubs surrounding the gardens which extend to 1.5 acres.

There is a room above the garage with WC accessed via external steps. There is a large detached annexe, suitable for a variety of uses.





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SERVICES

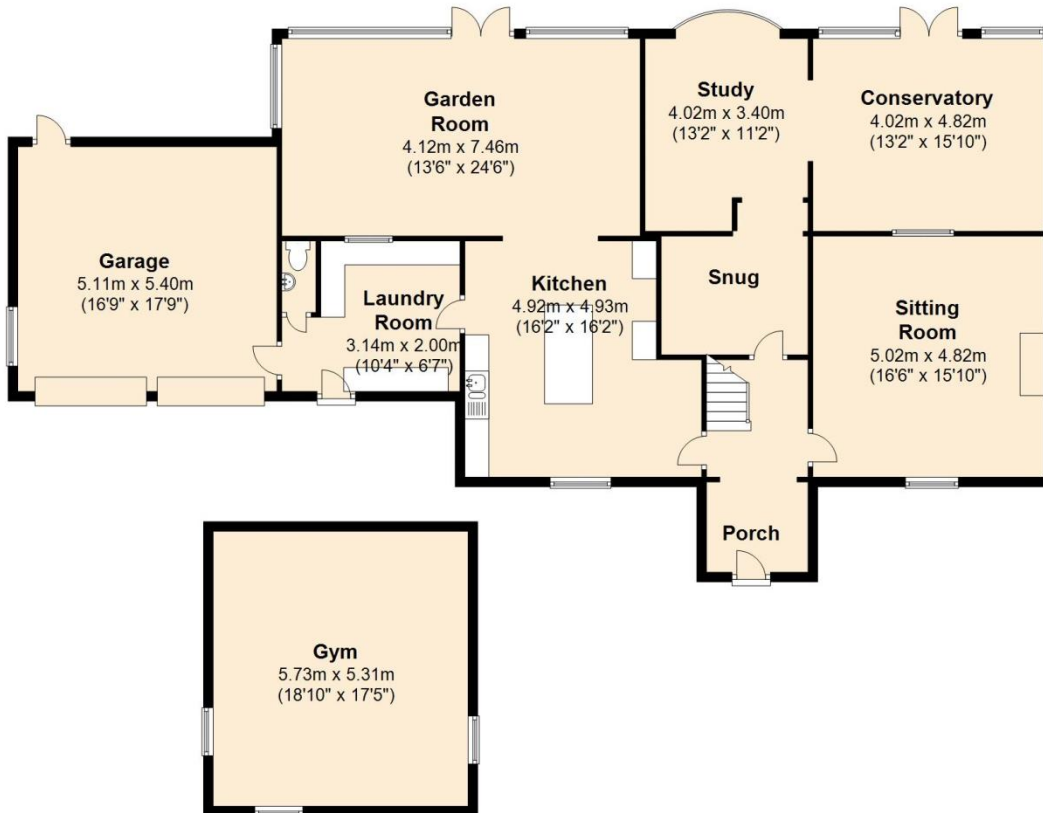
Mains electricity, oil, water and private drainage (septic tank). Oil central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

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Ground Floor

Approx. 170.7 sq. metres (1837.4 sq. feet)



First Floor

Approx. 153.5 sq. metres (1652.2 sq. feet)



Total area: approx. 324.3 sq. metres (3491.1 sq. feet)





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