



Mildenhall, Wiltshire SN8

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An imposing and spacious 6 bedroom house, situated in a picturesque village and with lovely views across open country.

- Spacious reception hall
- Kitchen/breakfast room
- Drawing room, Dining room, Sitting room, Study
- Gym and utility room
- 6 en suite bedrooms over two floors
- 2 eaves rooms
- Family bathroom
- Self contained annexe
- Gardens and sun terrace
- Triple garage with home office above
- Electric gated entrance

Property

This handsome and stylish property was built, we understand, in the 1950s and is constructed of brick under a tiled roof. The house offers generous accommodation over three floors and has been refurbished throughout in a contemporary style resulting in light and airy rooms with views of the surrounding countryside. In addition, there is an adjoining self-contained 1/2 bedroom ground floor apartment which is perfect for inter-generational living, or for live-in staff. The main house has a spacious reception hall which leads to the principal ground floor rooms, all of which have French windows leading to the garden terrace. The kitchen includes an island and many integrated appliances and there is an oak floor across the ground floor and





underfloor heating to all floors. A study, utility room and gymnasium complete the accommodation on the ground floor. On the first floor are 5 bedrooms, all of which are en suite, 1 having an additional adjoining room, and 3 having dressing rooms. There is a separate family bathroom on this floor. On the top floor is another bedroom en suite and two further rooms. The adjoining annexe with separate entrance includes a kitchen/breakfast room, utility room, sitting room, 2 bedrooms, a bathroom and a garage.

Garden and grounds

The gardens, extending to approximately .8 acre, are mainly laid to sweeping lawn but are bordered by extensive areas of sun terrace accessed via French windows from all the principle rooms. There are beds and borders of seasonal flowers and shrubs, mature trees and a paved driveway accessed via steel electric gates. There is a triple garage with space above which could be used as a home office.

Surrounding area and communications

Mildenhall is a small but sought after picturesque village close to Marlborough with a public house, village hall and church and offers many walking and riding opportunities along the Kennet Valley. Marlborough, 2 miles away, has a range of shops, restaurants and leisure facilities. There are a further range of shopping facilities in Swindon and Hungerford. There is good local schooling in the area with various primary schools in the surrounding villages. St John's Marlborough, Marlborough College and Dauntseys are all within access. There are main line rail stations from Swindon and Great Bedwyn to London Paddington (about 1 hour). The M4, Junction 15 is within 10 miles giving access to London and the West Country.





Tenure
Freehold

Services
Gas fired underfloor heating, mains water and drainage.

Local authority
Wiltshire Council Tax Band H
EPC Rating C





Approximate Gross Internal Area = 829.6 sq m / 8929 sq ft
 (Including Annexe)
 Garage = 84 sq m / 904 sq ft
 Total = 913.6 sq m / 9833 sq ft
 (Excluding Eaves / Void / Garage)



Directions

From Marlborough High Street proceed north in the direction of Swindon and turn right on The Green into St Martins and proceed into Mildenhall. The property is located on the right hand side just before a turning to Church Lane on the right.



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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