



GRANT FRASER  
TOWN & COUNTRY



16 Mill Lane, Old Town, Swindon, Wiltshire, SN1 4HG  
**Guide price £975,000**



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A modern and extended five double bedroom property with four receptions, study, utility, two en-suites and four piece bathroom. With a year round secluded south facing plot, the property is situated on a no through road on circa. 1/5 acre.

Wood Street offering an eclectic array of individual shops, bars, restaurants, butchers and delis to name a few is 1 mile away from the property and The Town Gardens are on-route at 0.7 miles. Commonweal secondary, Lethbridge and Croft primary schools are all within a walk.

## Description

Comprising storm porch, entrance hallway, living room, snug/library, dining room, morning room, reception, kitchen breakfast room, study, utility/boot room, cloakroom five double bedrooms, two en-suites and main bathroom. A storm porch leads into the entrance hallway, a view of the garden is can be enjoyed in front of you via the bifold doors in the dining area. The triple aspect living room has a feature fireplace and opens out into a snug/library area with views and french doors out to the garden. The dining room is semi open plan to the kitchen and has a seating area to also enjoy the garden perhaps with a morning coffee or evening glass of wine. The kitchen overlooks the garden also and has a handy breakfast bar. A door leads to the utility/boot room which in turn leads to the garden, ideal for returning form a winters walk perhaps with the dog. A door leads off the kitchen returning to the hallway where the a study, further reception, coats cupboard and cloakroom can be found. On the first floor bedroom one is triple aspect, has built in wardrobes and an en-suite. Bedroom two also benefits form an en-suite. There are then three further double bedrooms, two with built in storage and all overlooking the rear garden. There is a modern four piece bathroom plus a handy airing cupboard.

Outside there is a detached double garage with power, light, window and double electric roll up doors. The driveway will generally provide parking for up to six vehicles in two tandem rows, there is ample permit free street parking. Gated side access to both sides lead to the rear garden. A raised patio offers entertaining space overlooking the rest of the garden, which has two further gravel seating areas on two tiers. Mature tall evergreen hedgerows offer year round privacy.

Services: Mains gas, electric, water and drainage.

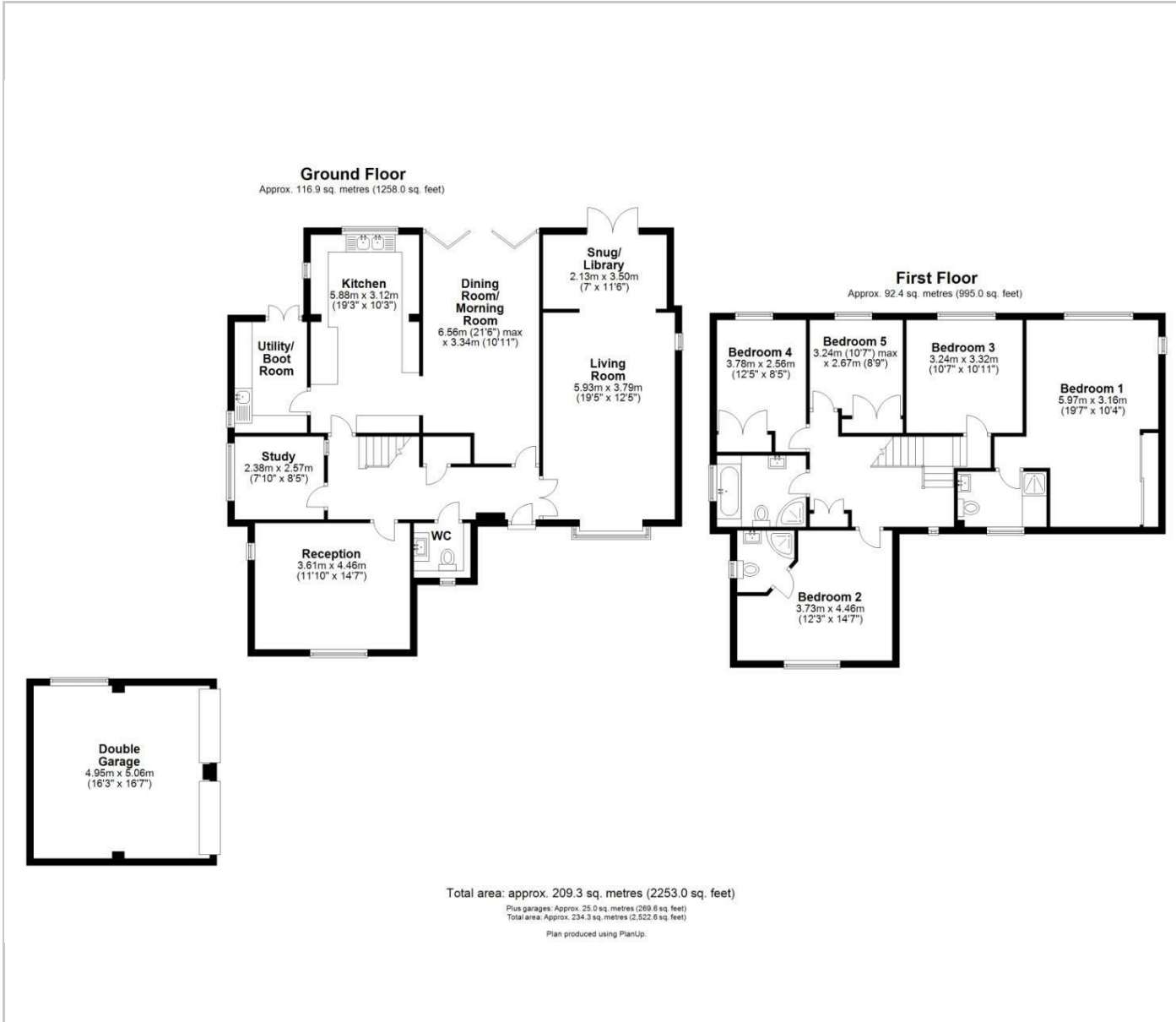


## Situation

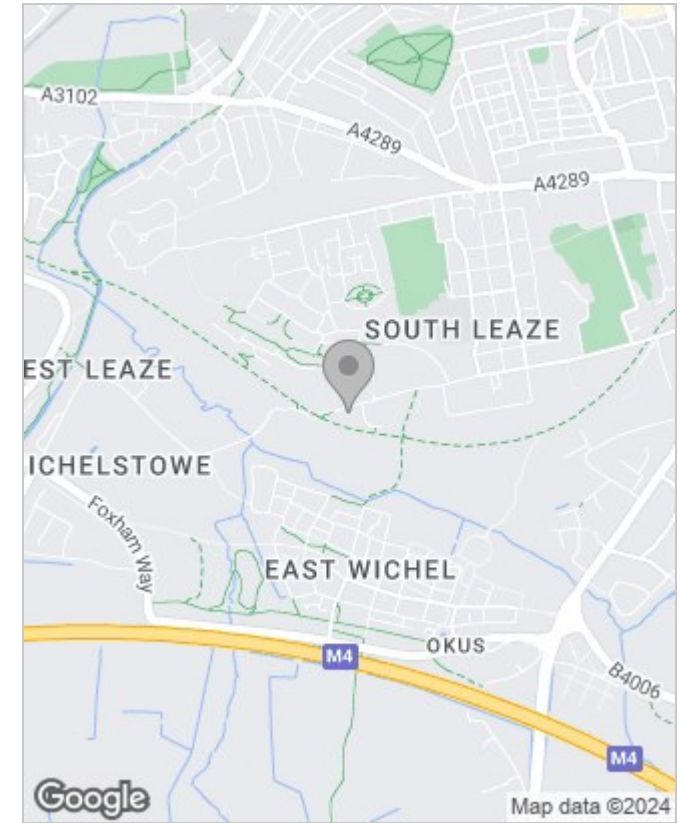
Old Town is the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



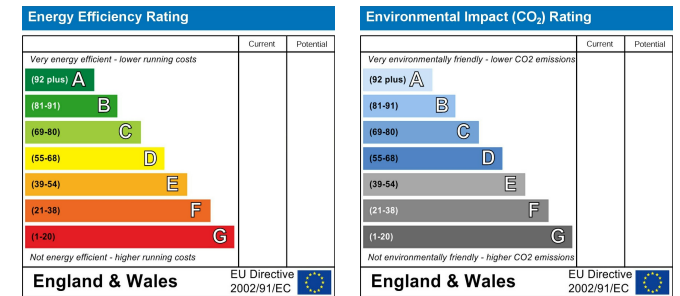
# Floor Plans



# Area Map



# Energy Performance Graph



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