





MILLFIELD HOUSE

Liddington, Wiltshire



AN ATTRACTIVE EDGE OF VILLAGE HOUSE WITH GREAT POTENTIAL IN AN ACCESSIBLE LOCATION

Millfield House is a fantastic family home with swimming pool and land sitting in about 5.72 acres.

			EPC
4	3	3	D
			
Double			

Local Authority: Swindon Borough Council
Council Tax: Band H
Postcode: SN4 0HE

What3words: ///dragging.hunt.buzzards
Services: Mains water, electricity and drainage. Gas heating and solar panels



LOCATION

Millfield House is situated on the edge of Liddington, a small village to the south of Swindon. It is located within a Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty. There are a wide range of shopping and recreational facilities in nearby Swindon and the market town of Marlborough, both of which have a Waitrose and a variety of shops, restaurants and recreational facilities.

Communications are excellent with regular trains from Swindon and Hungerford to London Paddington from 45 and 50 minutes respectively. Junction 15 of the M4 motorway is about a mile away and provides fast access to London, Heathrow and the West Country.

There are many well-regarded state and independent schools in the area including Pinewood, Dauntseys, Marlborough College and St Mary's Calne.

The property is close to The Ridgeway which provides a wonderful network of walks.



Distances: M4 (J15) 1 miles, Swindon station 5 miles (London Paddington from 45 minutes), Marlborough 9.5 miles, Hungerford 13 miles (London Paddington from 50 minutes), Cirencester 19 miles, Newbury 22 miles (All distances and times approximate).

THE PROPERTY

Millfield House is a substantial property extending to about 2,968 sq ft, built in 1960 with Cotswold stone and stone mullion windows.

The property has well-proportioned and light rooms and has great potential to be updated and modernised to create an impressive family house. Subject to planning it may be possible to extend it or create additional accommodation within the roof space.

The house is approached via a five bar gate with a long, sweeping drive leading to a parking area and integral garage with electric doors.





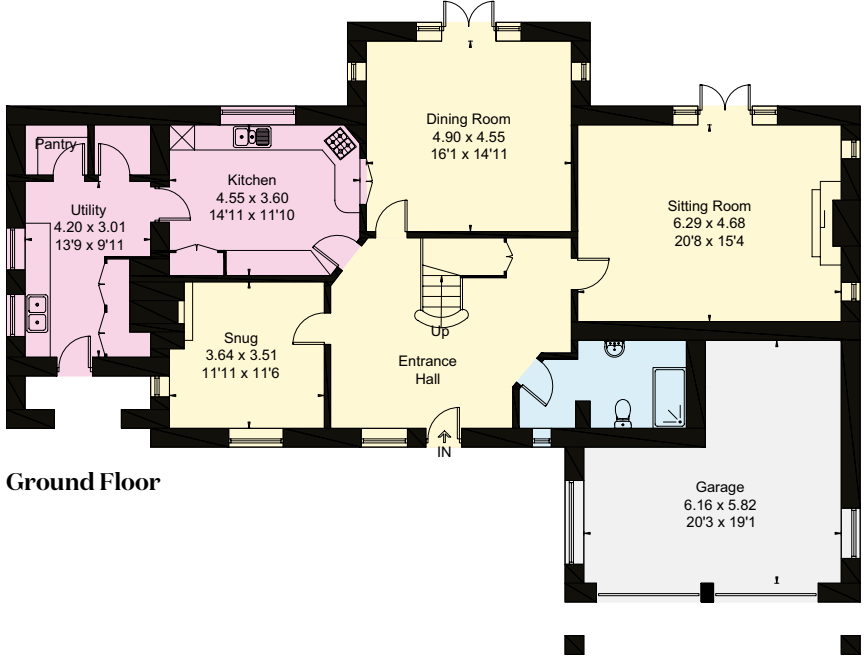
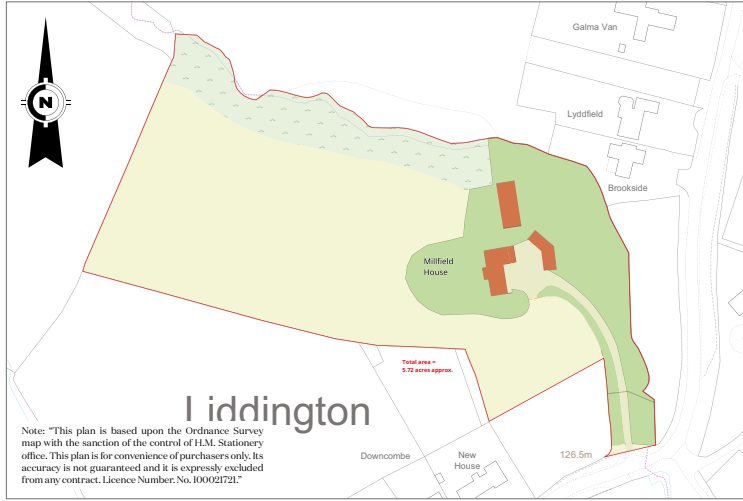
There is a fantastic outbuilding which includes a garden store, stabling, changing room, wc and further garage. Beyond the outbuilding is an indoor swimming pool.

The charming rear garden is west-facing and has a variety of trees and mature borders. A stream runs along part of the eastern boundary and there are paddocks, to the left of the drive and beyond the rear garden. A second paddock to the left of the drive may be available by separate negotiation.

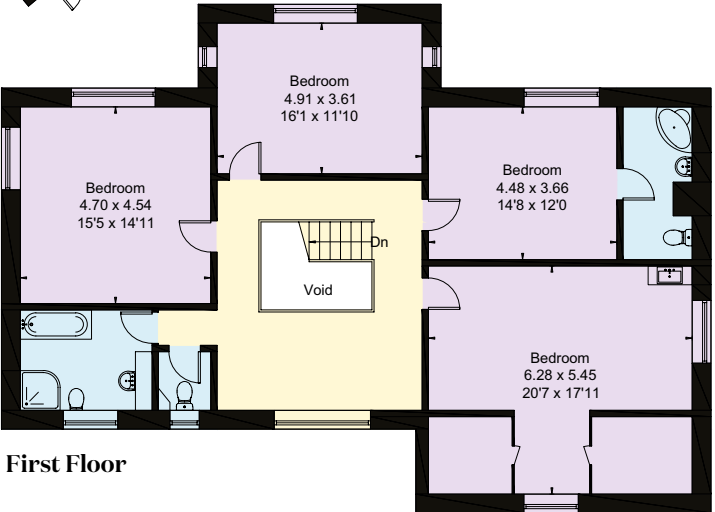
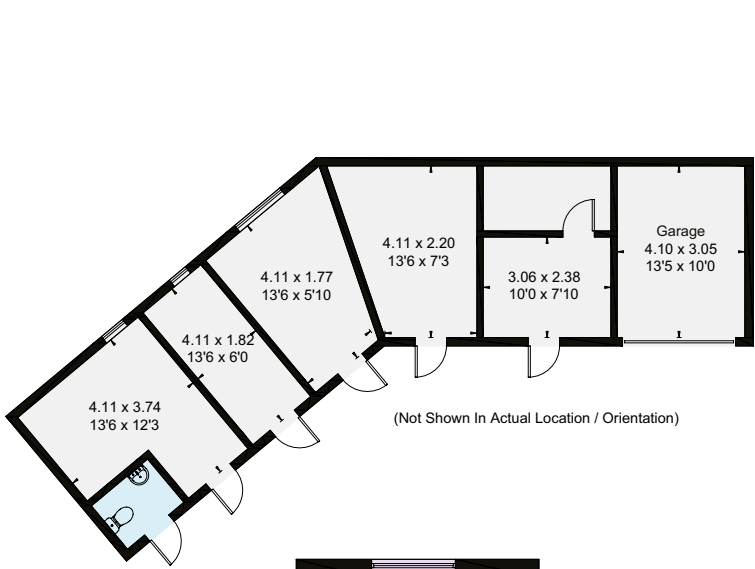
PROPERTY INFORMATION

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

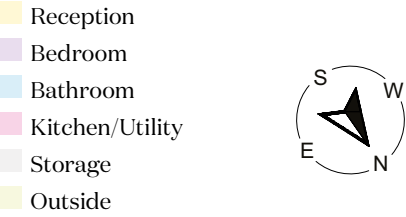
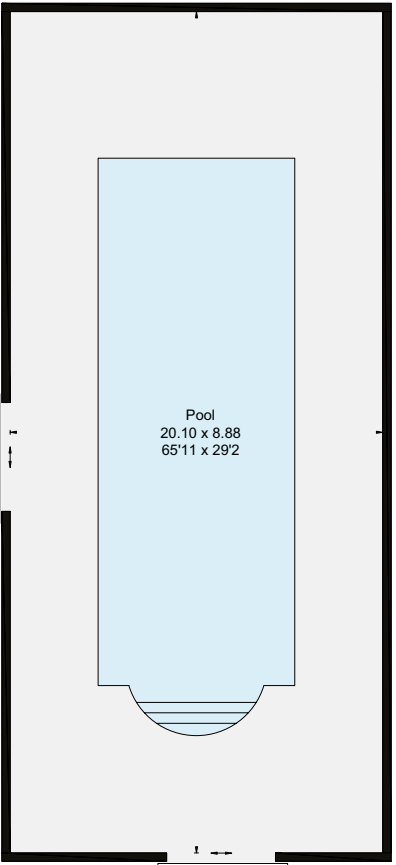
Viewing: Viewing by prior appointment only with the agents.



Approximate Gross Internal Area = 275.7 sq m / 2968 sq ft
Outbuildings = 279.4 sq m / 3007 sq ft
Total = 555.1 sq m / 5975 sq ft



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



I would be delighted
to tell you more.

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