



WOODHAM MILL

Wroughton, Wiltshire



AN HISTORIC, GRADE II LISTED FORMER MILL IN A QUIET, YET CONVENIENT LOCATION.

Woodham Mill is a characterful property providing extensive accommodation together with an annexe, set in approximately 1.2 acres of grounds.

Summary of accommodation

Entrance hall | Dining/sitting room | Kitchen | Study | Principal bedroom with dressing area and bathroom | Three further bedrooms
Two further bathrooms | Shower room | Adjoining one bedroom annexe with shower room | Games room | Double garage

EPC: D

Local Authority: Swindon Borough Council

Council tax: Band H

Post Code: SN4 0RP

Services: Mains electricity, water, gas. Mains drainage. Gas and electric heating.

What3words: ///slim.broker.ahead

Tenure: Freehold

Distances: Swindon 3 miles (London Paddington 55 minutes), Marlborough 10 miles, Calne 14 miles, Bath 36 miles, M4 Jct 15 4 miles, Jct 16 4 miles
(All distances and times are approximate)

LOCATION

Woodham Mill is situated in a peaceful location in the old quarter of Wroughton, a large village in northeast Wiltshire between Swindon and Avebury on the edge of the Marlborough Downs, an Area of Outstanding Natural Beauty. The town of Marlborough is about 10 miles to the south and the World Heritage Site at Avebury is about 7 miles to the south.

Wroughton offers a wide range of everyday amenities including both primary and secondary schooling, a doctor's surgery, library, public houses and local shopping facilities. A Waitrose supermarket is conveniently located nearby.

The nearby larger commercial centre of Swindon provides an extensive range of retail and leisure amenities, together with a mainline railway station with services to London Paddington (approximately 55 minutes), as well as connections to South Wales and the West Country. The village is well positioned for access to the M4 motorway between Junctions 15 and 16.

The Marlborough Downs and Ridgeway National Trail offer an extensive network of footpaths and bridleways, ideal for walking, riding and outdoor pursuits. There are many popular state and independent schools in the area, including St Mary's Calne and Marlborough College.

THE PROPERTY

Woodham Mill is a striking red-brick and stone former mill dating from 1771, later converted to steam power in 1842 and subsequently adapted to residential use. The impressive chimney retains a working fireplace at its base and the original date stone near the top. A particular feature of the property are the 1.2 acres (approx.) of beautiful grounds with the millstream meandering through.



Annexe

The accommodation is tastefully presented across four floors, including a spacious, light-filled open-plan kitchen/sitting room on the first floor with direct access to the gardens at the rear via two glass porches opening onto the terrace, providing wonderful entertaining space. The original watermill wheel and workings can be viewed from the kitchen.

On the ground floor, the entrance hall features the original grinding stones set into the wall. Beyond are a useful study overlooking the courtyard, a generously-sized bedroom featuring the former water mill spindle, an additional bedroom and a family bathroom.

The second floor provides an impressive principal bedroom suite with vaulted ceiling, exposed beams, dressing area and bathroom. A further bedroom with adjoining bathroom is accessed via stairs from the landing.

Attached to the main house yet with its own entrance is an impressive one bedroom annexe with a games room on the ground floor.

The gardens are mainly laid to lawn with well-established mature trees and the mill stream running through, creating an idyllic, peaceful setting. A gravel courtyard provides ample parking to the front of the house, complemented by a double garage.

VIEWING

Viewing by prior appointment only with the Agents.





Approximate Gross Internal Area = 312.7 sq m / 3366 sq ft
 Annexe = 123.8 sq m / 1332 sq ft
 Garage = 53.3 sq m / 574 sq ft
 Total = 489.8 sq m / 5272 sq ft (Excluding Void)

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.



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