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Mill House High Street, Tilshead, Wiltshire, SP3 4RY

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Guide Price £615,000

An exceptional detached character home set in fabulous established gardens. With fine period features, a double garage and plenty of parking.

- Incredibly Spacious Family Home
- 4 Bedrooms
- 2 Bathroom & 2 Additional WCs
- 4 Reception Rooms
- Generous Rear Garden
- In All About 0.39 Acre
- Double Garage & Driveway Parking
- Popular Village Between Salisbury & Devizes
- No Onward Chain

Freehold

EPC Rating E









An incredibly spacious period home (over 2300sqft) with an impressive garden approaching 0.4 an acre, in a highly sought after village with wonderful walks from the doorstep on to the Salisbury Plain. This unique extended family cottage is perfectly situated for the highly regarded Dauntsey's School, and easy access into both Devizes and Salisbury.

Internally, Mill House retains a wealth of character with exposed ceiling beams and open fireplaces on show. The three main reception rooms are wonderfully spacious and welcoming with a mixture of parquet and wood flooring. In addition there is a useful triple aspect study to the rear that overlooks the beautiful gardens. There is a smart modern kitchen that benefits from solid granite worktops, an electric oven with 4 ring hob plus a navy blue oil fired Rayburn. A good sized utility, a separate downstairs cloakroom and rear lobby complete the ground floor layout. On the first floor a light and airy landing with 2 fitted bookcases, leads off to four double bedrooms plus a stylish refitted family bathroom. The principal bedroom is dual aspect and features both a modern en suite bathroom as well as sliding doors onto a lovely sunny balcony that overlooks the extensive garden.

The garden to the rear is a notable feature of Mill House, with an extended very private York stone patio sun terrace having steps up to a sizable lawn with beautiful well stocked borders enjoying an array of colourful plants, there are established shrubs and mature trees, all providing a wonderful leafy backdrop. There is also a handy timber garden store. The double garage has light and power and there is driveway parking set in front of and behind a 5 bar gate for a number of vehicles. Tilshead is a highly regarded village with amenities and a few years ago won 'Best Kept Medium Sized Village in Wiltshire'

Situation
Mill House is situated in the sought after village of Tilshead located in the heart of the Salisbury Plain. The village is surrounded by breath-taking countryside, ideal for enjoying outdoor pursuits such as walking and cycling. It has a good variety of amenities including a petrol station with convenience store, The Rose & Crown public house, a thriving village school and the 12th Century St Thomas a Becket Church. A short drive away is the market town of Devizes and the Cathedral City of Salisbury which has regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars and a twice weekly farmers market. Shrewton, which is about 3 miles away, also has a popular monthly farmers market. Tilshead is surrounded by a great variety of excellent schooling including Lavington School (rated Good' by Ofsted 2014), Dauntsey's School, Bishops & South Wilts Grammar Schools, and Salisbury Cathedral School, Chafyn Grove and Godolphin School. Mainline stations can be found at Andover, Salisbury and Westbury

Property Information
Council Tax Band: F
Mains electricity, water and drainage connected. Oil fired central heating.
In a Conservation Area.
Completely rewired in March 26. Garage roof replaced in 2021.









TOTAL WITH GARAGE: 241 m2
GARAGE: 33 m2

TOTAL: 208 m2
GROUND FLOOR: 115 m2, FLOOR 1 : 93 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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