

The Mill



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The Mill, Longford Park, Bodenham, SP5 4EG

The Mill is a spacious semi-detached home located in the Longford Estate, offering three floors of living space, a large garden, ample parking with garages, and an updated kitchen.

- Four bedrooms
- Two bathrooms
- Working log burner
- Ample parking
- Single garage
- Good sized garden
- Rural location
- Situated within Longford Park
- Oil central heating
- Long term tenancy

£2,250 PCM





About The Property

The Mill offers a rare opportunity to live within the Longford Estate grounds. This large semi-detached property is arranged over three floors and features a private driveway with ample parking and two single-bay garages. The garden is well-planted, with a mix of lawn and patio areas.

The property can be accessed through the traditional front entrance, which leads directly into the entrance hall. Alternatively, there is a side door that leads into a small boot room connected to the kitchen dining area. The overall layout includes a spacious sitting room at the front of the house with windows on three sides, creating a bright atmosphere. This living room benefits from a working log burner and a small storage alcove.

Continuing through the ground floor entrance hall, there is access to a small utility room situated in the rear corner of the property. This room houses the majority of the heating system while also providing space for a washing machine. At the back of the property is the large kitchen-dining room, which features updated cabinets and worktops. The kitchen includes a four-ring electric ceramic hob and a two-door electric oven, with space and plumbing ready for a dishwasher. There is also ample room for a full-sized dining table, and the kitchen benefits from a small open fireplace.

The upstairs accommodation is divided over two levels. The primary bedroom is located at the front of the property and offers views over the river and the parkland beyond. Adjacent to this bedroom is a large

bathroom with a full-sized bath and a handheld shower attachment. Moving to the rear of the property, the furthest bedroom is of a similar size to the primary bedroom and boasts views over the rear garden. The middle room is a third bedroom suitable for a single bed and has the additional benefit of a small concealed staircase leading up to an attic room, which could serve as a fourth bedroom or a playroom. It should be noted that the stairs to this attic room are original and may not be suitable for young children. These additional bedrooms share a second family bathroom that features a thermostatic shower.

Outside, the property includes a gravel driveway that branches off from the main private estate road. This driveway leads around the surrounding river to a gravel parking area with space for two cars, as well as two garages. The property can be accessed via the main gravel bridge at the front, as well as a wooden bridge from the parking area that leads to the rear, providing access to the main garden. The primary garden area consists mainly of lawn but also features a small patio area at the back. Additionally, there is a small brick shed offering enough space for routine garden tools.

The property is heated by oil central heating, is fully double-glazed, and is offered on a long-term basis. Any successful applicant will be subject to normal rental references and will need to meet with members of the Radnor family and estate managers before being accepted for the property.





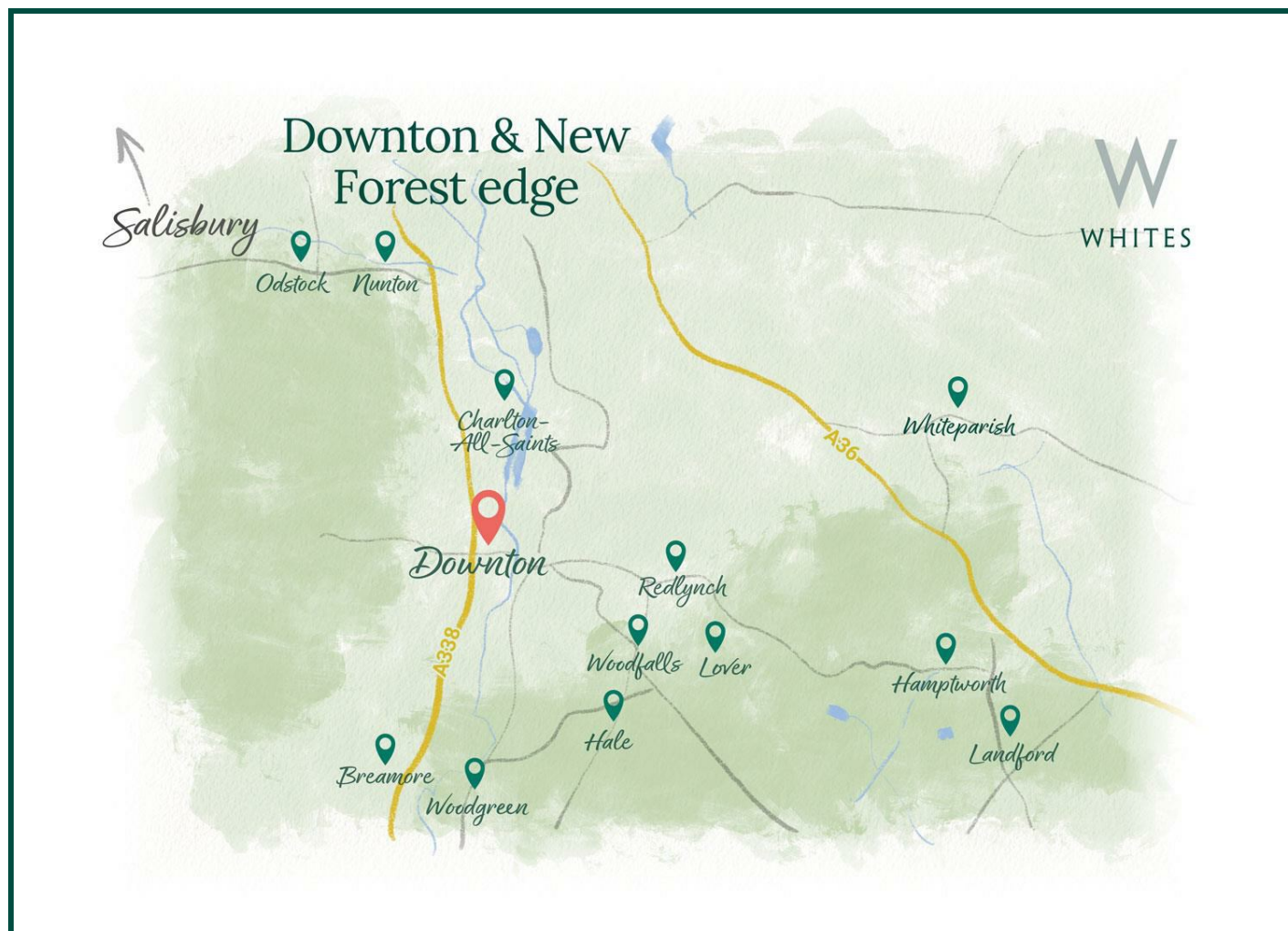
Location

Nunton is a charming Wiltshire village set on the banks of the River Ebbel, just two and a half miles from Salisbury. Paired with its neighbouring village of Bodenham, it enjoys a peaceful rural setting with easy access to the city's amenities, schools, and transport links.

The River Ebbel—a crystal-clear chalk stream—runs through the village, creating a picturesque setting for walking, wildlife watching, and fishing. Nearby Longford Castle adds a sense of grandeur to the area, along with The Radnor Arms, a well-loved 15th-century thatched pub known for its warm welcome and excellent food.

Transport links are strong, with Salisbury train station providing direct services to London Waterloo, Bristol, and Exeter. The A303 and A36 ensure easy road access to London, Bath, and the south coast.

The area is also well served by an outstanding selection of schools, such as Godolphin, Chafyn Grove, and the Grammar Schools in Salisbury, as well as prestigious preparatory and secondary institutions like Sandroyd, Port Regis, Marlborough College, and others in the vicinity.



Key Information

Local Authority:

Wiltshire

Council Tax:

Band: G

Property Type:

Character Property - Detached

Floor Area:



1965.00 sq ft

Let Available Date:

19th December 2025 NB: This date is provisional and will only be confirmed once referencing has been successfully

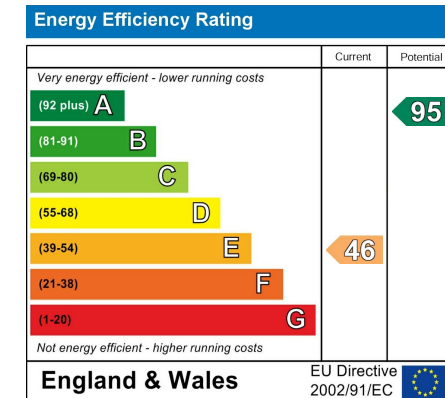
Furnish Type:

Unfurnished

Deposit:

£2,596

EPC:



Mill Cottage, Longford Park, Bodenham, Salisbury, SP5

Approximate Area = 1965 sq ft / 182.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for H W White Ltd. REF: 1384692



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