






ROMANS HALT

Mildenhall, Wiltshire



A WONDERFUL GRADE II LISTED COTTAGE WITH SOUTH FACING GARDEN AND SELF-CONTAINED ANNEXE

Romans Halt is a charming thatched property situated in the heart of Mildenhall and a short drive from the market town of Marlborough

			EPC
4-6	2-3	3-4	E

Outside: Garden, Annexe, Shed, Greenhouse

Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold

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

Electric Aga providing hot water. Water softener. Electric heating in the annexe

Postcode: SN8 2LX

What3words: ///reminds.primed.removable

SITUATION

Romans Halt is located at the top of Church Lane in the centre of Mildenhall, a popular village in the Kennet Valley. It is in a Conservation Area within the greater AONB and a short distance from the medieval Church and a thriving pub. A new farm shop can be found just outside the village. The market town of Marlborough is a five-minute drive away and contains Waitrose and Tesco stores besides several excellent schools and a cinema. The nearby M4 motorway gives ready access to London, while railway stations at Swindon, Pewsey, Hungerford and Bedwyn also provide regular train services to London and the West Country.

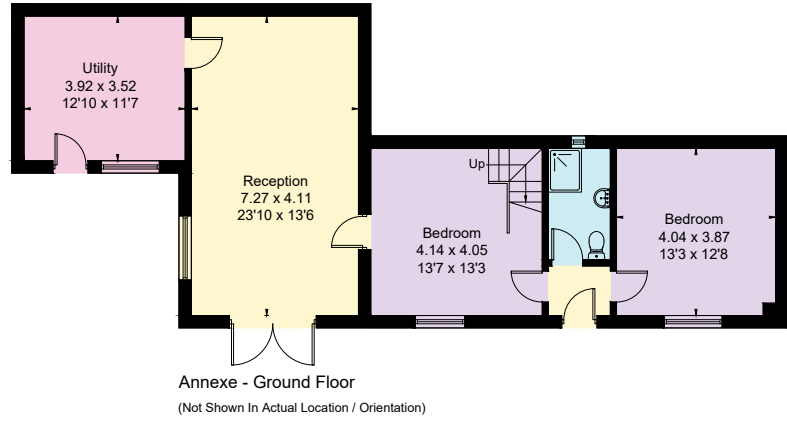
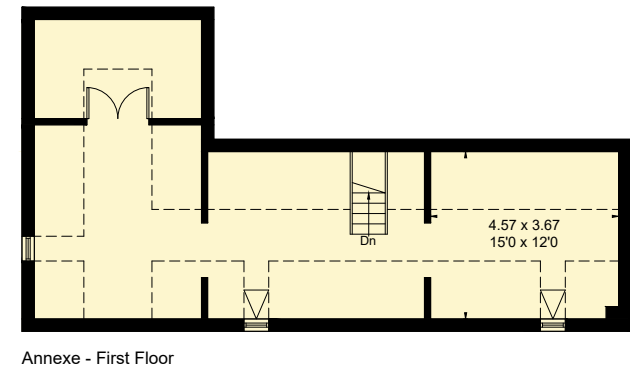
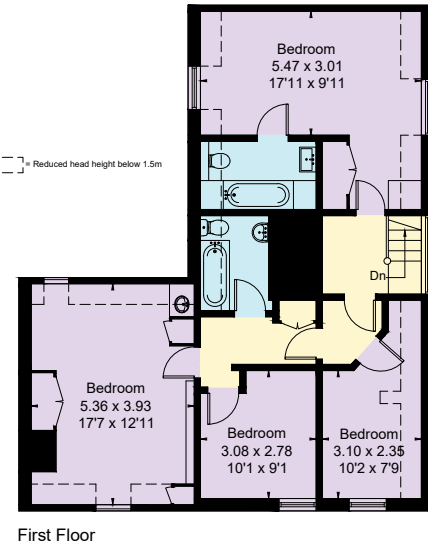
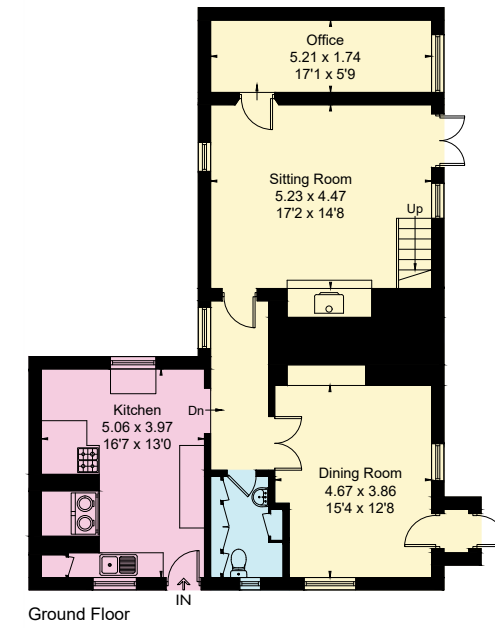
Marlborough 1.5 miles, M4 (Junction 14) 10 miles, Hungerford 10 miles (London Paddington from 48 minutes), Swindon 13 miles (London Paddington from 47 minutes), Newbury 20 miles. All distances and times are approximate.

THE PROPERTY

Romans Halt is a delightful Grade II listed cottage dating from the late 16th Century, the accommodation offering light and well-proportioned rooms with leaded windows and generous ceiling height. The attractive kitchen has a gas-fired Aga and central-heating boiler together with an electric Aga Companion alongside. The kitchen leads into the dining-room and sitting-room, both with exposed beams and doors out onto the south-facing terrace. The sitting-room has an original fireplace with modern woodburning stove fitted.

The lovely annexe, built in 2001, affords scope for both private and domestic purposes and comprises two office/bedrooms, one with a staircase to the first floor, a wet room and a beautifully proportioned family room with glazed doors onto the garden, presently used as a music studio. Beyond is a kitchen/utility room with separate access to the garden. At the west end of the annexe is a pair of double gates affording access to a carport and parking for two cars..





Approximate Gross Internal Area = 179.2 sq m / 1929 sq ft
Annexe = 155.1 sq m / 1669 sq ft
Total = 334.3 sq m / 3598 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.

We would be delighted
to tell you more.

Rob Wightman
01488 688 547
rob.wightman@knightfrank.com

Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Reference RMCW/HNG012257564.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.