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Old Mill Cottage

Bakers Road, Wroughton, SN4 ORP

Offers in excess of
£450,000





Old Mill Cottage

Bakers Road, Wroughton

Freehold | EPC Rating - D

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Tucked discreetly within the charming Old Quarter of Wroughton, and approached via a lane lined with enchanting, thatched cottages, Old Mill Cottage is a beautifully curated residence where timeless character meets refined contemporary living. Positioned at the end of a row of cottages, this exceptional home offers both privacy and undeniable charm.

Meticulously renovated to an impeccable standard, the current owners have created interiors of elegance and sophistication. Luxurious finishes include Italian tumbled stone flooring across the ground floor and quartz work surfaces within the bespoke kitchen, while the cottage's heritage has been thoughtfully preserved through exposed timber beams and a striking red-brick inglenook fireplace complete with a wood-burning stove in the living area.



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BESPOKE
KITCHEN



DINING
AREA





A rare advantage for a property of this nature, Old Mill Cottage benefits from a private stone driveway with parking for two vehicles. Beyond, the beautifully landscaped rear garden unfolds as a secluded sanctuary, enveloped by mature hedging for complete privacy. Designed for both relaxation and entertaining, the south-facing garden features a summerhouse to unwind in, elevated decking perfectly positioned to capture the sun throughout the day, and a charming patio terrace just moments from the kitchen - ideal for leisurely morning coffees or alfresco dining on warm evenings.

Inside, you will find the stunning open-plan kitchen and dining space, thoughtfully designed with integrated appliances including a fridge freezer, dishwasher and washer/dryer, all complemented by sleek quartz surfaces and refined cabinetry. The dining area flows effortlessly into the inviting living room, where soft lighting, linen privacy curtains and the crackling wood burner create a wonderfully atmospheric setting for cosy winter evenings. A well-appointed hallway from the front door provides practical yet stylish additional storage with fitted cupboards and hanging space.

COSY
LIVING
ROOM





Upstairs, two beautifully presented bedrooms offer tranquil accommodation bathed in natural light and boast 100% wool carpets. The principal suite retains original exposed beams and is further enhanced by a sophisticated en-suite shower room. The second bedroom is equally versatile, perfectly suited as an elegant guest room, refined home office, or peaceful retreat. A separate bathroom with free-standing bathtub serves the second bedroom.

Perfectly positioned within walking distance of the excellent amenities Wroughton has to offer - including both a Primary and Secondary school, shops, welcoming pubs and a doctors' surgery - the cottage combines village charm with exceptional convenience. Slightly out of the village you will find larger shops such as Waitrose, or Old Town High Street is only a 15 minute drive away. Ideally situated between Junctions 15 and 16 of the M4, the location offers effortless connectivity to both London and the West Country. Surrounded by the rolling beauty of the Marlborough Downs and The Ridgeway National Trail, with the historic Clouts Wood nearby, the setting is ideal for those who appreciate countryside pursuits, scenic walks and an enviable lifestyle immersed in nature.



TRANQUIL
GARDENS





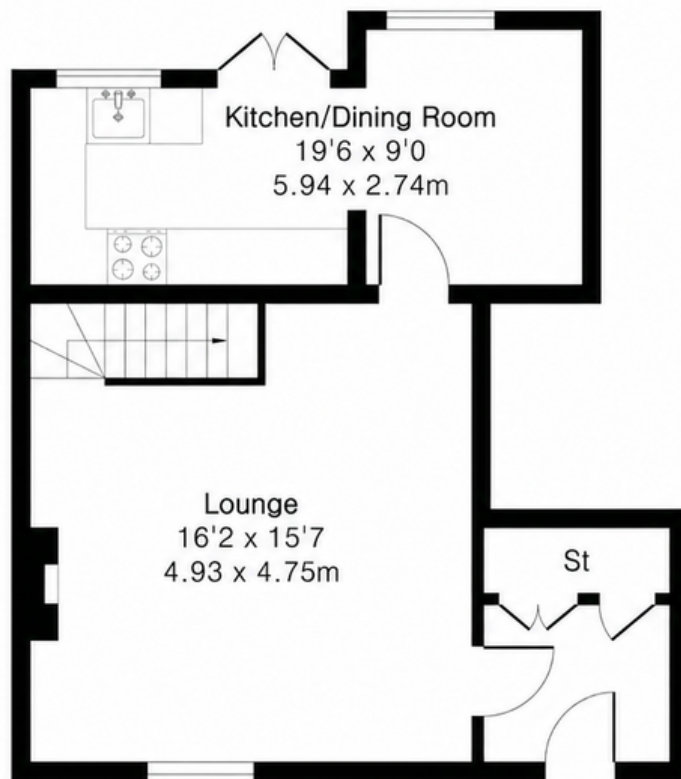
With regards to the thatch, the ridge was renewed and new netting installed in 2023 by the current owners, meaning the ridge wouldn't need to be renewed for another 12 – 15 years.

Old Mill Cottage is more than a home - it is a refined countryside retreat of rare beauty and enduring character.

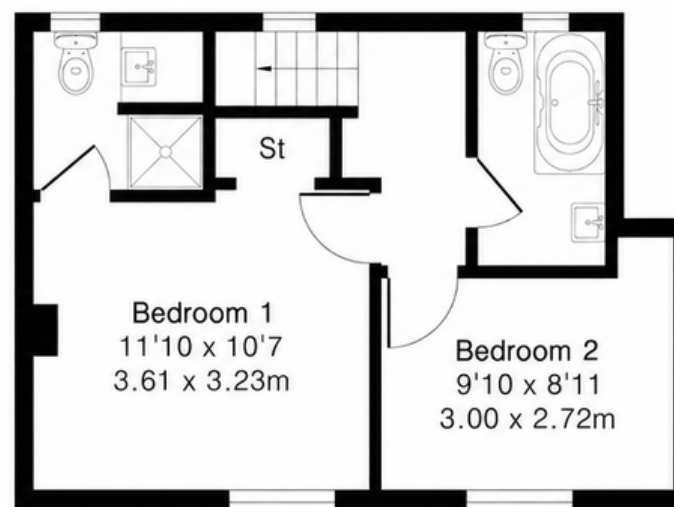
Approximate Gross Internal Area 819 sq ft - 76 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 348 sq ft – 32 sq m



Ground Floor



First Floor



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