



**Features.**

-  1
-  3
-  1

**NO ONWARD CHAIN**

**Description.**

Waterfront property! Stunning, spacious converted mill with plenty of character and charm located within an easy walk of the mainline rail station to London Paddington and the West Country.

Within the property, the accommodation consists of a large entrance porch, hall, cloakroom, generous dual aspect living/dining room with decorative exposed brick fireplace and french doors opening out to the patio area, which backs immediately onto the river, (perfect for dipping your toes in!) separate kitchen with all integrated appliances, large garage/utility room, master bedroom with balcony giving views of the river and open countryside, two further double bedrooms and shower room. Benefits also in a pretty front courtyard area with brick wall surround, parking for three vehicles, TWO garages in the nearby block, visitors parking and gas central heating.



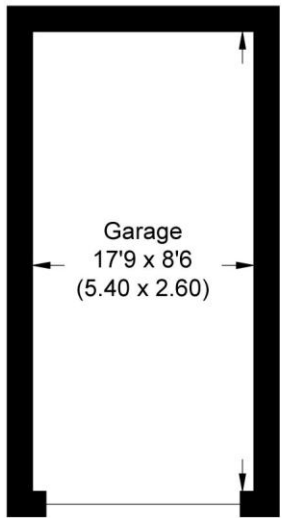
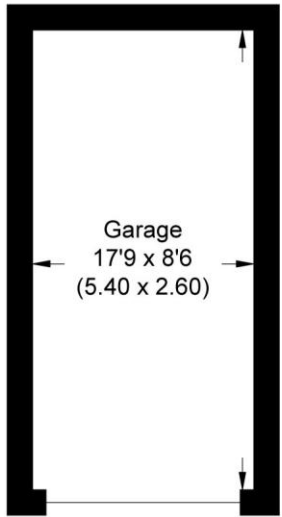
**Location.**

The property is part of a small group of properties in a q

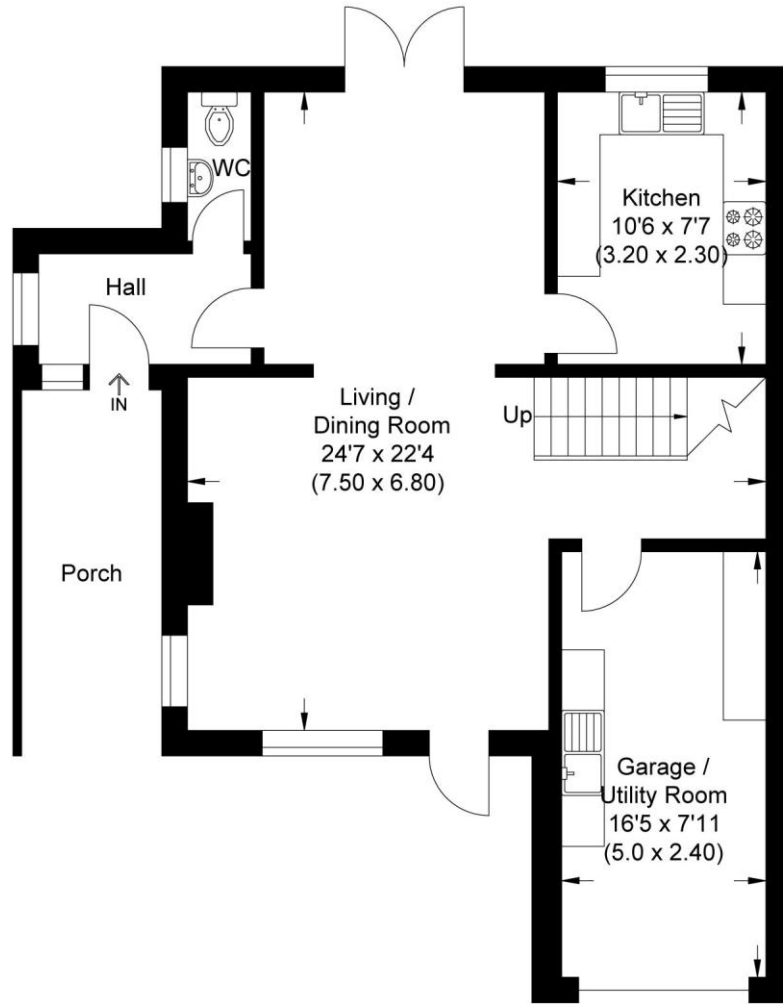
uiet private gravelled cul-de-sac that sit based around the River Kennet. The property comes with fishing rights along the banks to the river and weir pool. There is a large communal garden next to the weir pool which is immaculately maintained, great for BBQ's and entertaining.



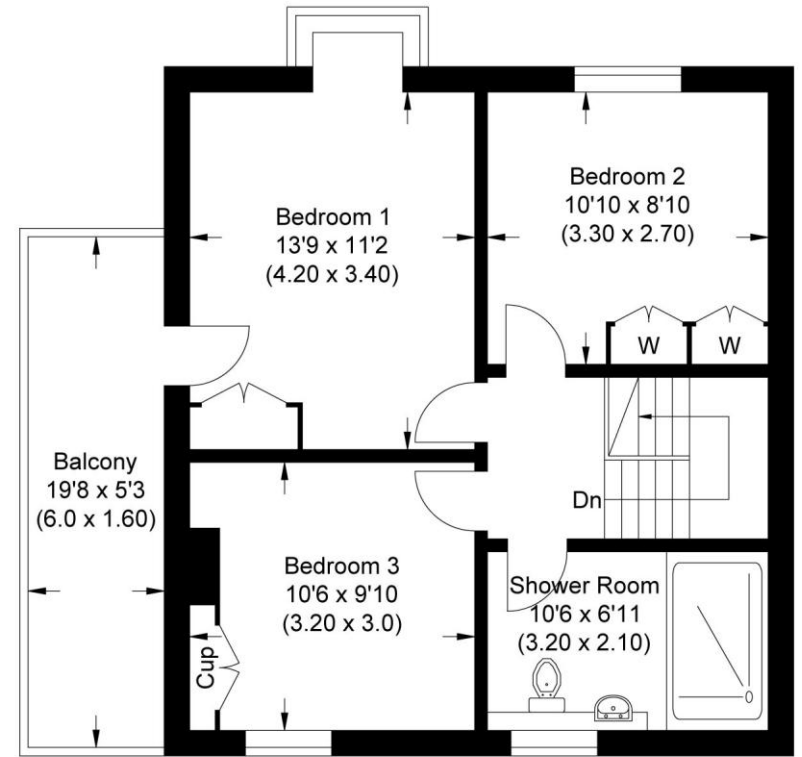
Approximate Gross Internal Area  
 111.98 sq m / 1205.34 sq ft  
 (Excludes Garage)  
 Garage Area : 28.08 sq m / 302.25 sq ft



Garage

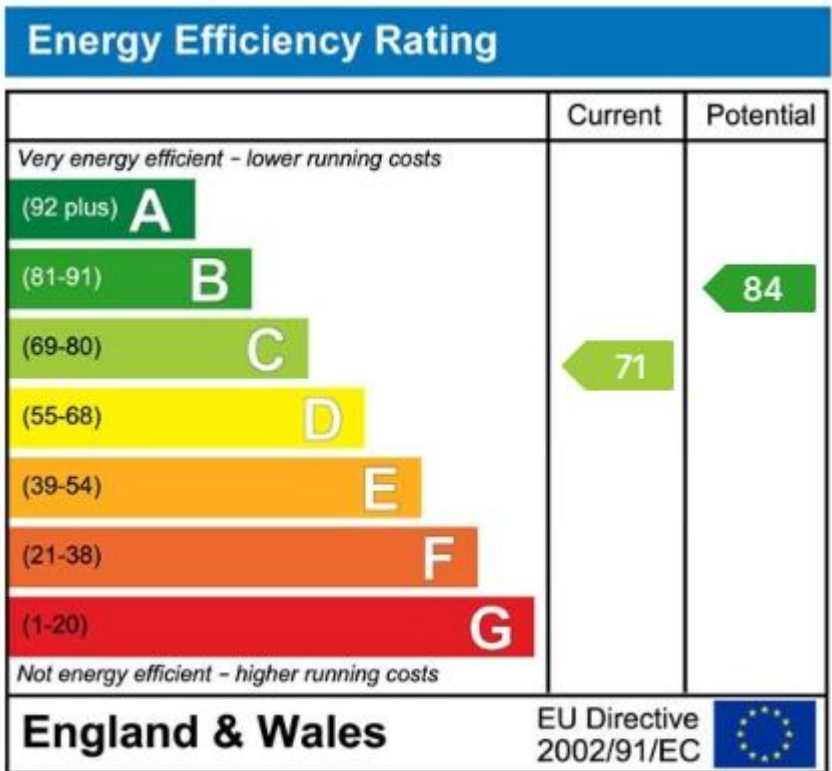


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: E**  
**2025/2026: £2,954.09**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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