



## WINDMILL LANE

MIDGHAM, RG7 5TY

**£1,300,000**  
**FREEHOLD**

Set within an idyllic rural setting, this impressive converted bungalow presents a rare and compelling opportunity to create a truly exceptional country residence. Enjoying far-reaching views across a charming country lane and open equestrian paddocks beyond, the property combines privacy, scale, and setting in equal measure — delivering a sense of calm and countryside connection that is increasingly hard to find.

The accommodation is substantial and beautifully versatile, currently arranged to provide five bedrooms in total, with two on the ground floor and three on the upper floor. This flexible configuration lends itself perfectly to refined family living, multi-generational arrangements, or the creation of an elegant principal suite alongside generous guest accommodation. The existing footprint offers vast scope for reimagining and enhancement, allowing a discerning purchaser to craft a bespoke home of real distinction.

**William | Jones**

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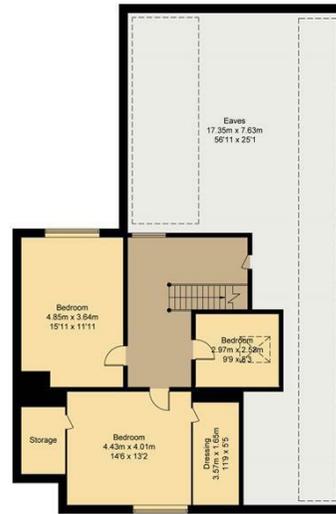
## Windmill Lane, RG7

Approximate Gross Internal Area = 305.40 sq m / 3288 sq ft  
 (Excluding Eaves)  
 Eaves Area = 88.0 sq m / 947 sq ft  
 Total Area = 393.40 sq m / 4235 sq ft  
 For identification only - Not to scale

= Restricted Head Height



Ground Floor



First Floor



Not to scale, for illustration and layout purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
 210 Broadway  
 Didcot  
 Oxfordshire  
 OX11 8RN

01235 812229  
 didcot@wjestates.co.uk  
 www.wjestates.co.uk

William | Jones

Estate Agents