



Mill Lane, Cherhill
£625,000



Absolutely Gorgeous! This period home is placed on a corner plot in the heart of Cherhill village and enjoys an enclosed garden with both south and westerly aspects. Overflowing with both period and bespoke quality features. These include Inglenooks, stripped wood doors, beams, posts and trusses. The three bedrooms are complemented by a four piece bathroom and a large guest shower room (both with walk-in double showers). The dual aspect living room and dining family room both offer log burning stoves and there is a wonderful granite finished fitted dining kitchen. There is formal hall, utility, lobby and porch. The gardens have been beautifully landscaped. A Quintessentially English Cottage with Luxury Finishes.



CHERHILL VILLAGE LOCATION

The home is placed close in the heart of Cherhill Village. The village of Cherhill is placed in what is known locally as a golden area of Villages. Close by are Calstone, Heddington, Stockley, Compton Bassett, Calstone Wellington, Hilmarton and Goatacre. The village is famous for The White Horse and the Lansdowne Monument both placed on a hilltop above the village. The village has a primary school, village hall, Historic Church, play area, cafe, and a village pub.

ACCESS & AREAS CLOSE BY

The village is surrounded by some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal. Routes south take you onto Salisbury and the coast.

FORMAL HALL

14'3 x 13'9 | shape into inglenook (4.34m x 4.19m | shape into inglenook)

There is the wonderful feature of an Inglenook with timber lintel. There is a tile floor and stairs rise to the first floor. The hall offers you areas for display and seating. Doors give access to the living room, study/guest bedroom, guest shower room and to the dining family room.

GUEST SHOWER ROOM

9'6 x 8'4 (2.90m x 2.54m)

A spacious room with a walk-in double shower, vanity cabinet with inset basin and a water closet. Tile floor, tile finishes and a window. Space for sizeable display furniture. Feature beam.

DUAL ASPECT LIVING ROOM

15'9 x 13' into inglenook (4.80m x 3.96m into inglenook)

The rooms offers a dual aspect from two windows which give you garden views. There is the wonderful focal point of an inglenook fireplace with stone hearth, timber lintel and a log burning stove. Exposed beam and wall light points. There is ample space for a number of sofas and further items of living room furniture.

STUDY GUEST BEDROOM

13' x 6'7 (3.96m x 2.01m)

This room features exposed stone walls. A multi purpose room that is an ideal study hobby room. Alternatively, the proximity to the guest shower room makes it a perfect guest

bedroom or annex style living. Two windows. Door to the store/utility.

STORE/UTILITY SPACE

7'4 x 4'1 (2.24m x 1.24m)

There is a window and space for a fridge freezer and other machinery.

DINING FAMILY ROOM

11'3 x 10'7 (3.43m x 3.23m)

Two windows look out over the garden. There is a wide opening to the dining kitchen which makes it perfect for interacting with dinner guests. There is a fireplace with log burning stove and exposed beams. The room can accommodate a dining table, chairs and extra furnishing. Alternatively, the room can happily be used as a second living room.

FITTED DINING KITCHEN

20'4 x 8'2 widening to 9'7 (6.20m x 2.49m widening to 2.92m)

The dining kitchen is arranged to offer a natural dining area for a table and chairs. There is a selection of fitted wall and floor cabinets with granite work surfaces. There is under cabinet lighting and floor pelmet lighting.. Inset hob and oven. Stainless steel chimney hood. A peninsular unit offers bar stool dining. Inset sink. Integrated dish washer and washing machine. Space has been allowed for a fridge freezer. Three widows offer a dual aspect and garden views. There is the feature of exposed stonework and a timber post. Tile finishes.

SIDE PORCH & LOBBY

There is a window and access door. Double store cupboard.

FIRST FLOOR LANDING

18'6 x 6'3 including staircase (5.64m x 1.91m including staircase)

A lovely living space with room for a sofa and further furniture. There is an exposed truss, beams and timber post. Doors give access to the first floor bedrooms and to the four piece bathroom. Loft hatch and timber ladder to the attic.

BEDROOM ONE

14'3 x 12'9 (4.34m x 3.89m)

There is room for a super king size bed, sofa and extra bedroom furniture. There are two double built-in wardrobes. A window offers a garden view and there is a feature beam.

BEDROOM TWO

10'10 x 10'3 (3.30m x 3.12m)

A large double room that has the artful feature of exposed trusses, beam and post.

This room gives you space for a large double bed and extra furniture.

LARGE FOUR PIECE BATHROOM

13'7 x 8'3 (4.14m x 2.51m)

A breath taking bathroom with exposed beams, trusses and posts. Window and a window seat. The walls are tiled as is the floor.

The suite offers a free standing bath, walk-in double shower, water closet and a wash bowl placed on top of a cabinet. Two chrome towel rail radiators.

ATTIC

18'10 x 10'8 floor space with restricted head height (5.74m x 3.25m floor space with restricted head height)

The attic has a high vaulted ceiling and offers a very useful extra space.

EXTERIOR

Outlined as follows;

SIDE TWO CAR DRIVE

To the side of the home is a drive that can comfortably accommodate two vehicles.

SIDE GARDEN

From the drive you step onto a gravel garden area. There are mature flower beds and access to the side porch and lobby. The area is ideal for outside furniture and pot plant display.

SOUTH & WESTERLY MAIN GARDEN

The garden has both a south and westerly aspect with areas of good privacy provided by high hedging. There is a shaped lawn and well stocked flower beds. There are places to relax and entertain that are offered by sections, a patio, shingled area plus a pergola covered area.

From the main garden is a further garden area that is shingled with raised flower beds and stepping slabs leading to the timber store.

TIMBER STORAGE SHED

15'3 x 4'6 (4.65m x 1.37m)

Access through double doors and a good complement to the garden.







Approximate Floor Area = 157.3 sq m / 1693 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87091

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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