



Mill House
Marlborough

Asking Price of £500,000

mcfarlane
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Mill House |

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Property Description

As you walk through the door of Mill House, you can't help but be captivated by the grand vaulted ceiling and expansive windows in the reception area, which flood the room with natural light. The open-plan layout sets the stage for a warm and welcoming atmosphere, perfect for entertaining guests. In the kitchen, you'll find a beautiful oak breakfast/preparation counter, luxurious marble countertops, and high-end integrated appliances, all carefully selected for their efficiency. Leading off from the main area, a practical entrance hall connects to two spacious double bedrooms and a tastefully designed shower room. This home is outfitted with state-of-the-art Loxone smart technology, allowing you to control heating and lighting remotely, while eco-friendly features like an air-source heat pump and underfloor heating contribute to its sustainability. And from the reception room, take in breathtaking views of Marlborough's skyline, with its iconic churches standing tall in the distance.



The striking open staircase leads to a galleried landing, from which the third bedroom, additional shower room, and multi-purpose study are accessed. There may be potential to add a skylight-style window to the study, subject to necessary approvals.

A standout feature of the property is the spacious roof terrace, a rare find in the area, offering panoramic views of the river Kennet and surrounding greenery. Double doors seamlessly extend the living space to the outdoors, perfect for al fresco dining or entertaining. The property includes one allocated parking space, with additional parking available locally through permits with Wiltshire Council or private rental agreements. Owners also have access to a shared bike store.

Marlborough

Marlborough is an historic and thriving market town providing an extensive range of quality independent and well known retailers, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns.

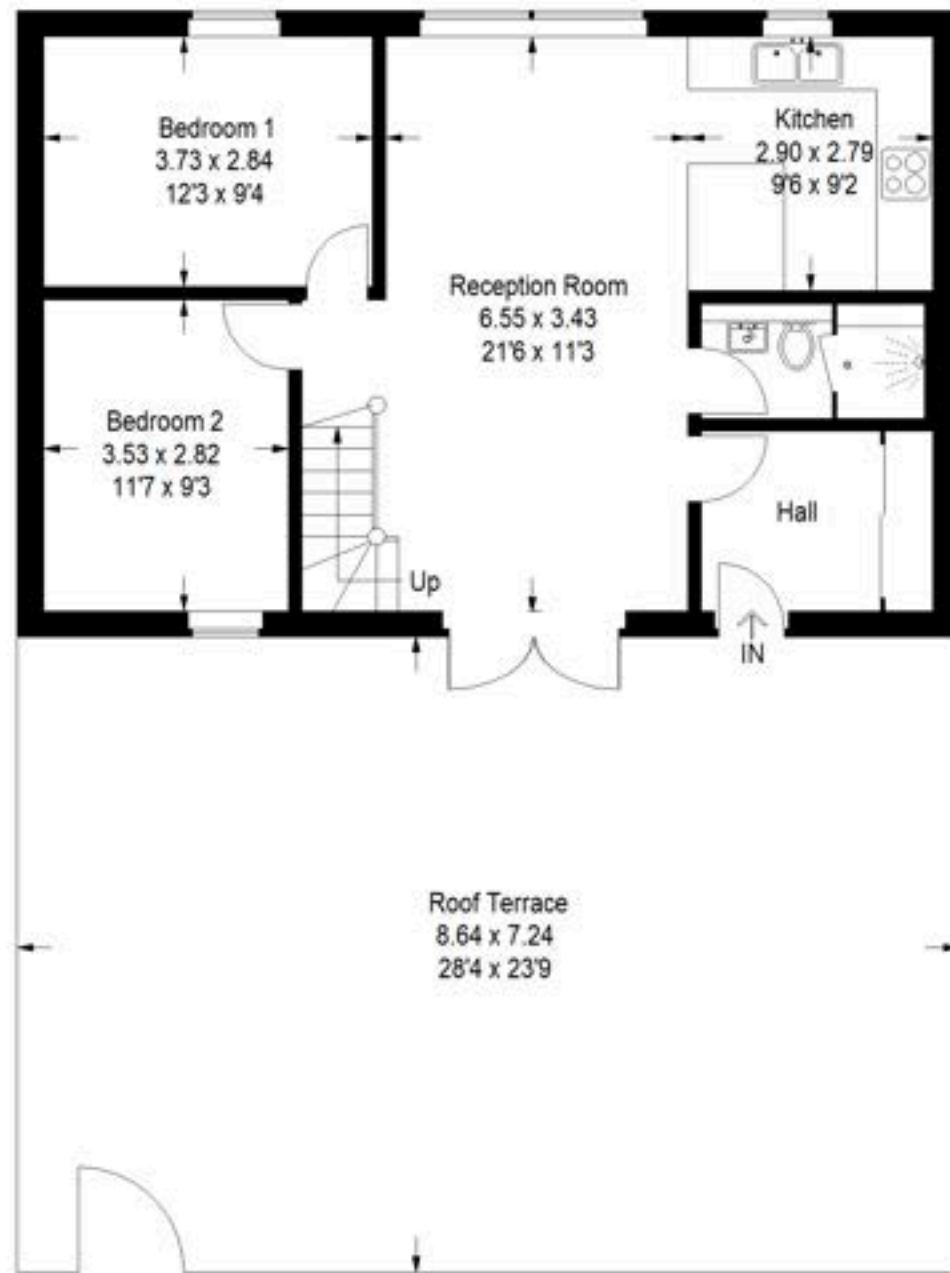
The town is sited along the M4 corridor close to J15. Intercity (Paddington) rail connections can be found at Swindon, Hungerford, Great Bedwyn and Pewsey offering access to London and the west country. .

The countryside surrounding Marlborough is within the North Wessex Downs Area of Outstanding Natural Beauty and includes the historic world heritage site of nearby Avebury and Savernake forest.

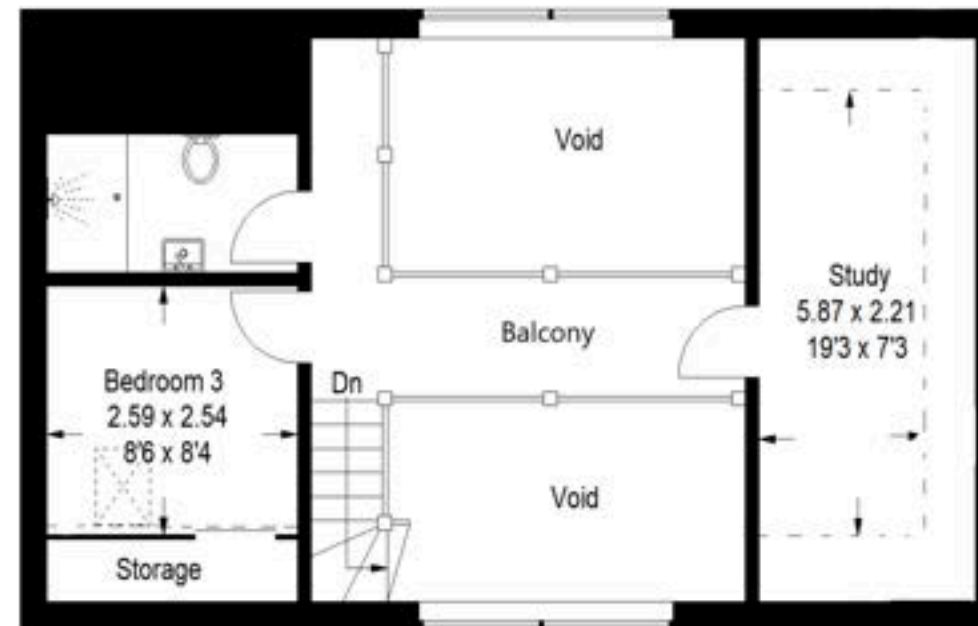


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Approximate Gross Internal Area (Excluding Void) = 107.12sqm / 1153sqft



First Floor



Second Floor



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID810838)

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Marlborough.

106 High Street
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North Swindon.

The Village Centre
Redhouse SN25 2FW
☎ 01793 296600

Old Town.

28-30 Wood Street
Swindon SN1 4AB
☎ 01793 296880

Lettings.

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☎ 01793 611841

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements