

MILL HOUSE

BISHOPSTONE • SWINDON



savills

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An idyllic cottage set in an elevated south facing position with planning permission to further enhance

Swindon 7 miles (London Paddington 60 minutes)

Marlborough 11 miles • Hungerford 20 miles

Cirencester 20 miles • London 80 miles

Didcot Parkway Railway Station

(London Paddington 2 hours)

(all mileages are approximate)

Ground Floor:

Entrance hall • Sitting room • Dining room
Kitchen/breakfast room • Utility room and Cloakroom
Study/playroom

First Floor:

Four bedrooms • cloakroom and family bathroom

Cellar

Externally:

Large gardens • detached studio and planning permission for a garage • ample parking





DESCRIPTION

The Mill House is a beautiful country cottage which is perfectly positioned in a well-proportioned plot with a south facing elevation. The well laid out accommodation is arranged over two floors and includes two spacious reception rooms at the front both with ample period features throughout. At the rear of the house there is a bright kitchen breakfast room with ample fitted units and space for a family sized kitchen table. Additionally there is a well fitted utility room and a downstairs loo. There is a cellar which is accessed via stairs leading from the hall. On the first floor there are 3 double bedrooms and a single bedroom and a family bathroom.

Externally the house further benefits from a large and useful studio which was created by the current owners, this has electricity with plumbing ready to be installed for a shower and WC. Planning permission has been granted to turn the studio into a separate full dwelling and additionally there is also planning permission for a garage. Attached to the studio is a good sized store room which has in the past been used as a stable but offers flexible usage.

The house sits in an elevated position with mature gardens which are a mix of lawns, flower beds, borders and a wooded area of mature trees. The gardens further benefit from being south facing. There is also ample parking for a number of cars.

SITUATION

Bishopstone is a popular village set on the edge of the Ridgeway and Marlborough Downs which both provide almost unrivalled riding, cycling and walking opportunities over an area of outstanding natural beauty. There are a number of popular golf courses within a short drive. The area also offers a wealth of equestrian opportunities. Bishopstone has a very popular primary school, a Forest Pre-school and nursery (Alfresco Nursery), Pinewood Preparatory School is a 5 min drive away. Bishopstone is an active village with a thriving community and the well acclaimed gastro pub "The Royal Oak" and a boutique hotel. The nearby market towns of Faringdon, Wantage and Marlborough are all within 12 miles and provides an excellent selection of independent and high street shops and the area is well equipped with leading supermarkets.

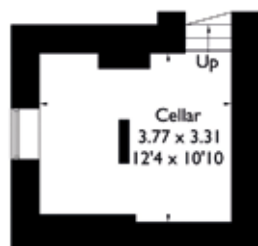
The village of Shrivenham is located just 3 miles away, and offers a range of everyday stores, including two supermarkets, a chemist, a florist, a beautician, a popular artisan delicatessen and café, a doctor's surgery and many popular public houses and restaurants.

A more substantial choice of shops and services can be found in Swindon, which is 7.5 miles from Bishopstone. An attractive alternative is Oxford that is reached by car in approx 50 mins (a regular Express Bus runs from Shrivenham). Swindon also offers excellent transport links to London and the West, via both road and rail with Swindon Station within 9 miles, Hungerford Station 14 miles and Junction 14 of the M4 11 miles and Junction 15 and Great Western Hospital only 5 miles away.

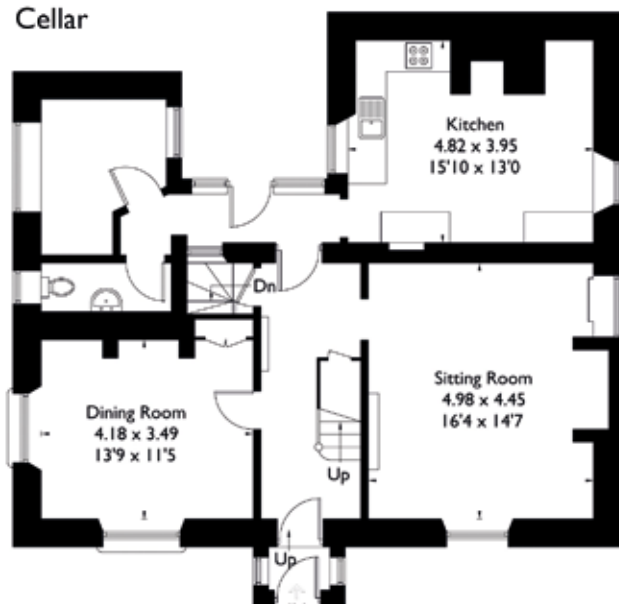


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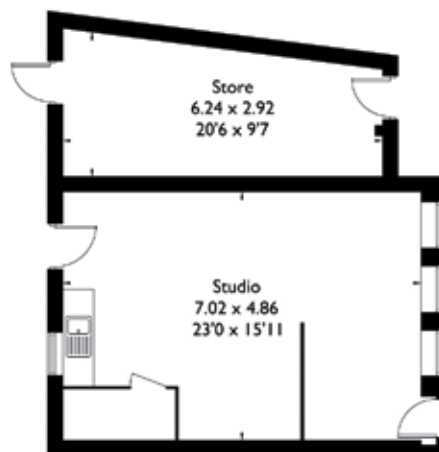
Approximate Gross Internal Area:
Main House: 163.5 sq.m. / 1760 sq.ft.
Cellar: 12.7 sq.m. / 137 sq.ft.
Outbuilding: 52.1 sq.m. / 561 sq.ft.
Total: 228.3 sq.m. / 2458 sq.ft.



Cellar

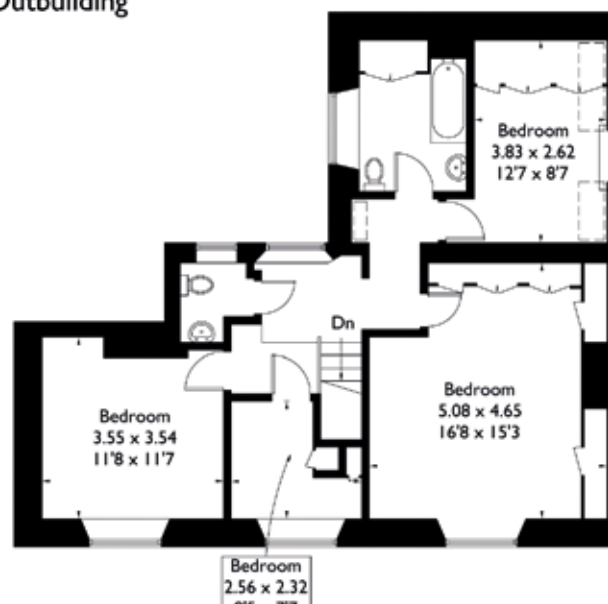


Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuilding



First Floor

POSTCODE

SN6 8PP

LOCAL AUTHORITY

Swindon Borough Council

SERVICES

Mains electricity, water and drainage.
Oil fired central heating.

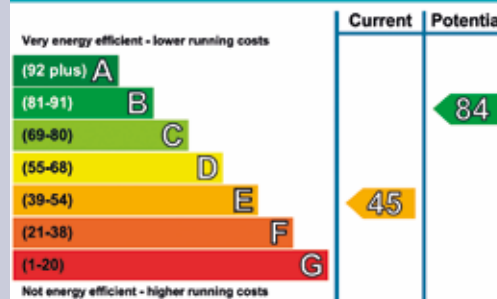
FIXTURES AND FITTINGS

Available by negotiation.

VIEWINGS

Strictly by appointment with Savills.

Energy Efficiency Rating



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