



**The Cottage, Church Lane, Mildenhall,
Marlborough, Wiltshire SN8 2LU**

AN IDYLIC PERIOD COTTAGE IN A PICTURESQUE VILLAGE, CLOSE TO MARLBOROUGH, WITH STYLISH AND TASTEFUL GARDENS, SCOPE FOR EXTENSION SUBJECT TO THE USUAL CONSENTS

Location

Mildenhall, believed to be a roman settlement, lies on the Kennett River on the edge of the Savernake forest. The historic market town of Marlborough 2 miles away and within walking distance, provides an extensive range of shopping, services and amenities, whilst the larger regional centres of Newbury, Bath, Salisbury and Swindon provide a wider range of services.

There are excellent communications with the M4 giving access to the motorway network at junction 14 only 9 miles away. Great Bedwyn 7 miles, Hungerford 7 miles and Swindon 13 miles all have main line rail connections to London (Paddington) with journey times ranging from 1 to 1 hour 30 minutes.

There are a number of excellent schools nearby including The Avenue Nursery and a local primary in the village. Pinewood, St John's Marlborough, Marlborough College, St Margaret's and St Mary's, Calne and Dauntsey's are all close by.

The property is located on a quiet lane, running down to the beautiful historic Mildenhall church in

a wonderful edge of village location.

Description

This pristine home has been stylishly renovated and kept over the years to emphasise its many designer and tasteful nuances that showcase the lifestyle of the owners. It has a backdrop of a stunningly designed and maintained garden with some delightful features and carefully thought out ideas.

The Cottage is of chequered brick elevations under a pitched thatched roof with a single story extension to one side and linked to an adjoining studio on the other. The cottage has been designed and maintained to a high standard incorporating many period features including open fireplaces and beamed ceilings. Of particular note is the amazing Glass Room, a garden room entirely constructed of glass and having featured in a number of design type magazines which fuses into the garden. The ground floor has stone tiled flooring throughout and the first floor has polished oak exposed floor boards.

A **Porch** with brick floor leads inside to the **Kitchen**

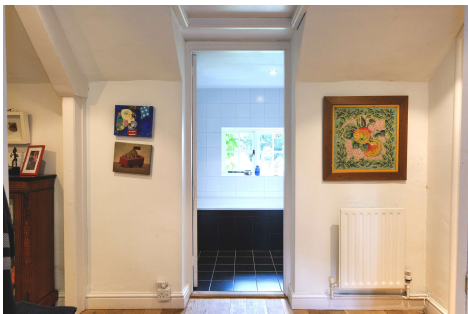
with an oil fired two door AGA, a Poggenpohl designed range of cupboards with a central island which incorporates a porcelain sink with mixer tap and hose, a range of drawers and a Miele dishwasher. There is a built-in fridge, freezer, a Miele microwave and a separate **Pantry** with a large slate shelf. Doors lead through to a **Lobby** with space for coats, an under stairs storage cupboard, a separate **wc** and a **Utility Room** space and plumbing for washing machine and drier and a Belfast Sink. To one side of the Kitchen is the **Dining Room** which is dual aspect with french windows out onto the terrace. At the other end of the house is a well proportioned **Sitting Room** with an open fireplace with a stone flagged hearth, a built in bench with log storage, two sets of shelves in alcoves and leading through into the **Glass Room**, essentially a garden room with a stone flagged floor and under-floor heating. This room is built entirely of glass and offers a seamless transfer to the garden.

On the first floor is the dual aspect **Master Bedroom** with exposed timber flooring a built in wardrobe with shelving and an **en-suite Shower**

Room with stone flagged flooring, a wc, a Victorian style basin and walk-in stone tiled shower with an over head and hand held shower jet. There is a **Dressing Room/Bedroom 3** which has a range of shelves on one side and on the other a full-height range of fitted wardrobes. Reached by a ladder is an Attic Room used as an occasional Bedroom. Completing the upper floors is the **Main Bathroom** with black tiled flooring, a hand basin, wc, and bath with shower attachment and a further **Double Bedroom** used as a study.

Outside

The Cottage has two spaces at the front for parking and a private graveled parking area to one side. A garden door in a high brick wall leads into the gardens to the rear. These have been beautifully designed using the numerous mature trees and hedges to create a number of almost separate spaces, a shaded garden surrounded by box hedging with a walk way of espaliered limes leading to a sitting area, with to the rear a private wooded garden with a **Summerhouse** with windows and a brick floor. The lawned area of garden, with an ornate Raj style tent for entertaining, is bordered by superb Topiary in the shape of chess pieces inset with roses.





Outside (contd.)

To one side is another wooded area bordered by high hedges including a tree house. A private graveled and stone flagged terrace lies to the rear of the house with steps leading to the raised beds and the rest of the garden.

Services

Mains water, drainage, electricity and gas entral heating. broadband Download speed 74.57Mb and Upload speed 16.6Mb (Uswitch)

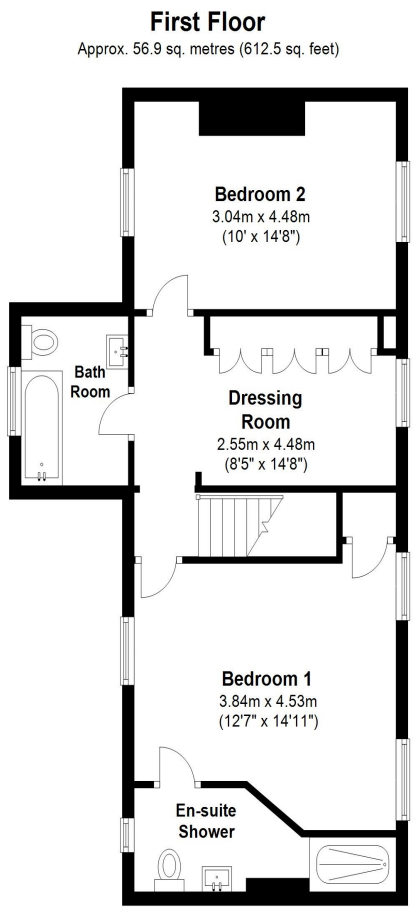
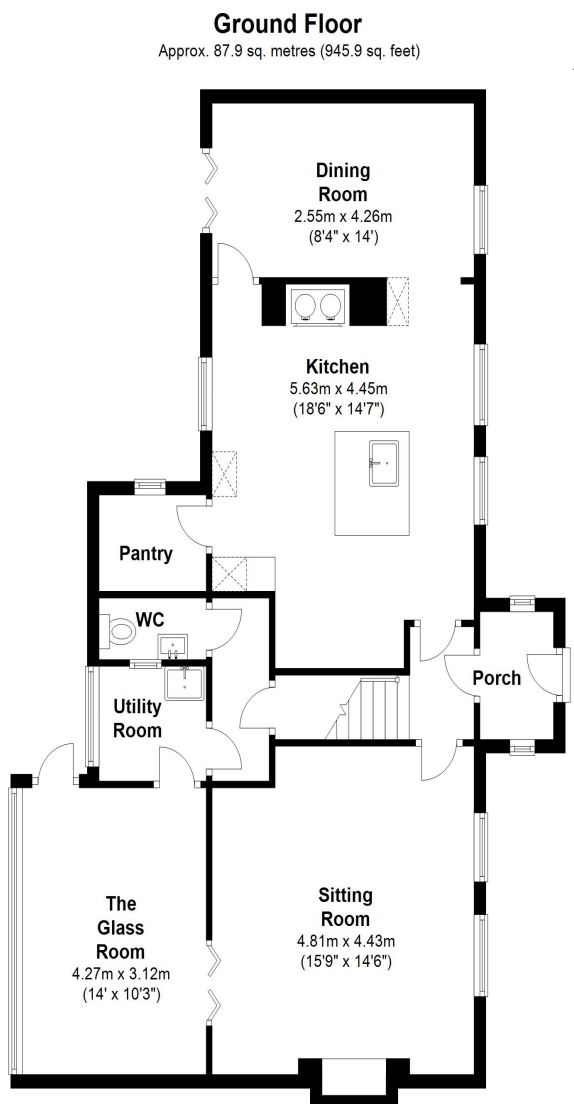
Local Authority

Wiltshire Council, County Hall, Wiltshire Council, Bythesea Road, Trowbridge BA14 8JN Tel 0300 456 0114

Directions

From the centre of Marlborough turn left before the Town Hall into Kingsbury Street and take the first right before crossing over the green and crossroads towards Ramsbury and signposted Mildenhall. On entering the village turn right into Church Lane and the Cottage will be found on your right before reaching the Church.





Total area: approx. 144.8 sq. metres (1558.3 sq. feet)





Address: The Cottage, Church Lane, Mildenhall, MARLBOROUGH, Wiltshire, SN8 2LU
 RRN: 8648-7321-6150-1029-2926

Energy Efficiency Rating			Environmental Impact (CO2) Rating		
	Current	Potential		Current	Potential
Very energy efficient - user saving costs			Very environmentally friendly - user CO2 emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
60		73	53		70
EU energy related - user saving costs			EU environmental impact - user CO2 emissions		
England & Wales			England & Wales		

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