Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

# MILL HOUSE, BISHOPSTONE, SWINDON, SN6 8PP

GUIDE PRICE £750,000

Set in a stunning south facing elevated position with large gardens and mature trees, an archetypal 4 bedroom detached double fronted thatched house with a large detached studio and planning permission for a garage, approached via a graveled entrance with plentiful parking.

Mill House is approached through a timber gate via a gravel drive which leads onto a graveled parking area adjacent to the large detached studio. Access to the main house is past the studio along the garden path to the front door. The front door leads into the front hall immediately to the left is the dining room, to the right of the hall is the sitting room with a wood burning stove. Through the hall is the kitchen, which has ample fitted units, space for a family sized kitchen table, space for a washing machine, fridge/freezer and has an integral chest height oven. Through the kitchen is a utility room and a WC. There is a cellar which is accessed via stairs leading from the hall. The first floor has 3 double bedrooms and a single bedroom, a family bathroom and an additional WC with washbasin.

Opposite the house is the 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. There is also planning permission for a garage.

The house sits in an elevated position with well-designed mature mixed gardens which fall gently away from the house and then are tiered. The gardens consist of lawns, flower beds, borders and a wooded area of mature trees which lies to the south easterly edge of the garden. The gardens are south facing and benefit from morning and daytime sun. The evening sun traps are of particular note.

Local amenities

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..

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

**Viewing strictly through sole agents**

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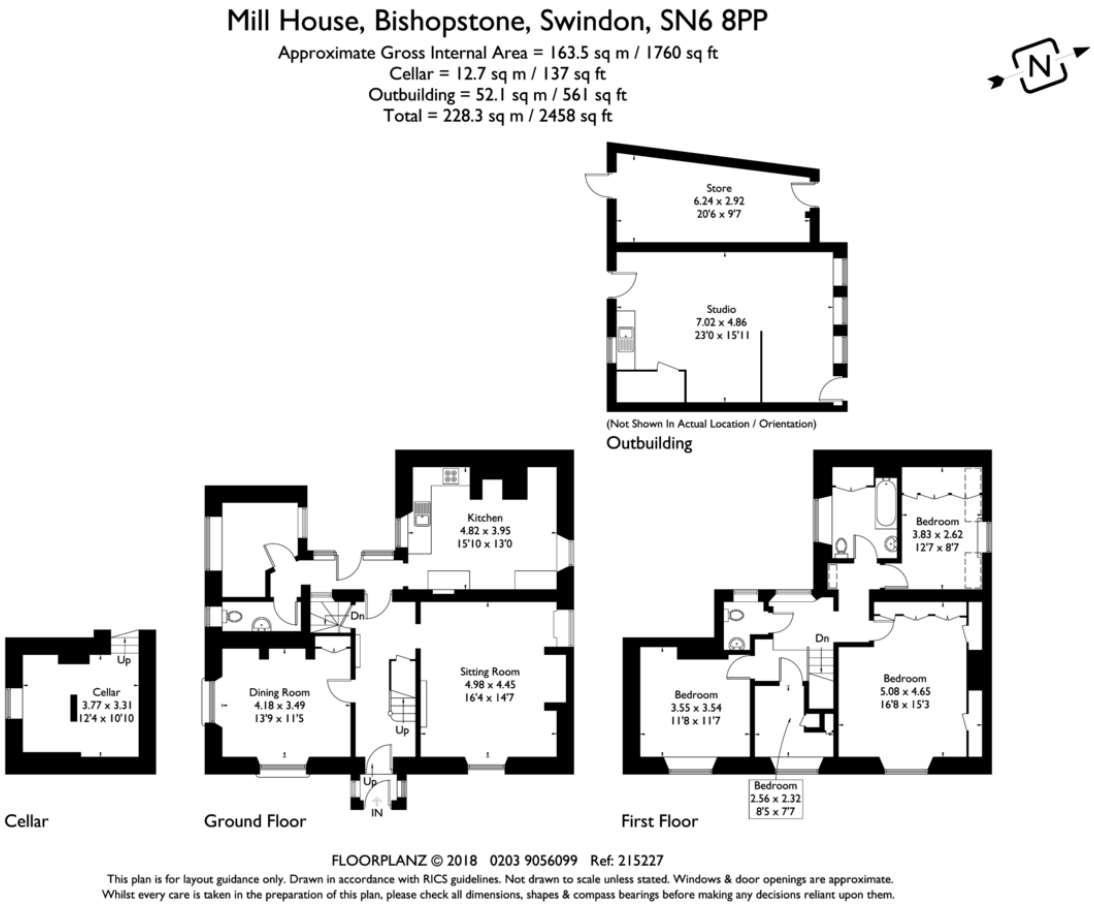

- 4 bedroom detached house
- Large detached studio
- Private gated entrance
- Large gardens/grounds
- Scope to extend (subject to necessary consents)
- South facing gardens
- Popular village with 'gastro pub'
- Primary school in the village
- Convenient location for arterial routes and mainline trains
- Studio with planning permission for residential conversion and planning permission for a garage

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