

richard
james



The Lodge, Mill Lane

Swindon, SN1 4HF

Guide Price
£850,000-£875,000



The Lodge

Mill Lane

Freehold | EPC Rating - D

 4  2  3

'The Lodge' Mill Lane sits centrally within its own grounds of c.0.3 acre and has been thoughtfully and tastefully extended over the years. This character home retains many of its original features and offers a wealth of period charm. Now offering over 2000sqft of living space, well suited for the modern family. Perfectly situated within a conservation area and on a private road, with well-tended gardens to both front and rear, giving the feel of a more rural setting. The property is also just a short walk to the heart of Old Town and beautiful Town Gardens, as well as the heritage old railway line and cycle path network.



Alex Hudson
Partner

01793 311 002
07889 366 136

alexhudson@richardjames.uk



Scan here

Gorgeous
Garden





The main entrance is to the rear and under the Storm Porch, you are welcomed by the latch lock panelled door which leads into the Hall, giving access to one of the Reception Rooms which sits to the rear of the property, enjoying views over the garden and towards the Downs beyond. With the added feature of an open fireplace with a natural stone hearth, mantle and surround and oak flooring, with steps leading into the second Reception with Italian sandstone flooring with underfloor heating and bi-fold doors which lead out onto the sun terrace. In addition to the ground floor, there is also a Cloakroom, Study and spacious Kitchen/Breakfast Room, fitted with a bespoke farmhouse style Kitchen with a comprehensive range of units with solid oak work surfaces over, with integrated dishwasher and glazed double doors opening into the front garden and attractive reclaimed York flagstone flooring. The Utility Room is fitted with a range of floor and wall cupboards, with solid oak work surfaces over and an inset butler sink with mixer tap.

Private
and
Mature





To the first floor, is the Landing, which gives access to the Four Bedrooms and refitted Family Bathroom, with four-piece suite with walk-in Shower & Bath. With a refitted Ensuite Shower Room and built-in wardrobe to Bedroom One. The dual aspect Bedroom Two, also features exposed stone brickwork and beams. With Two further double Bedrooms, making up the first floor.

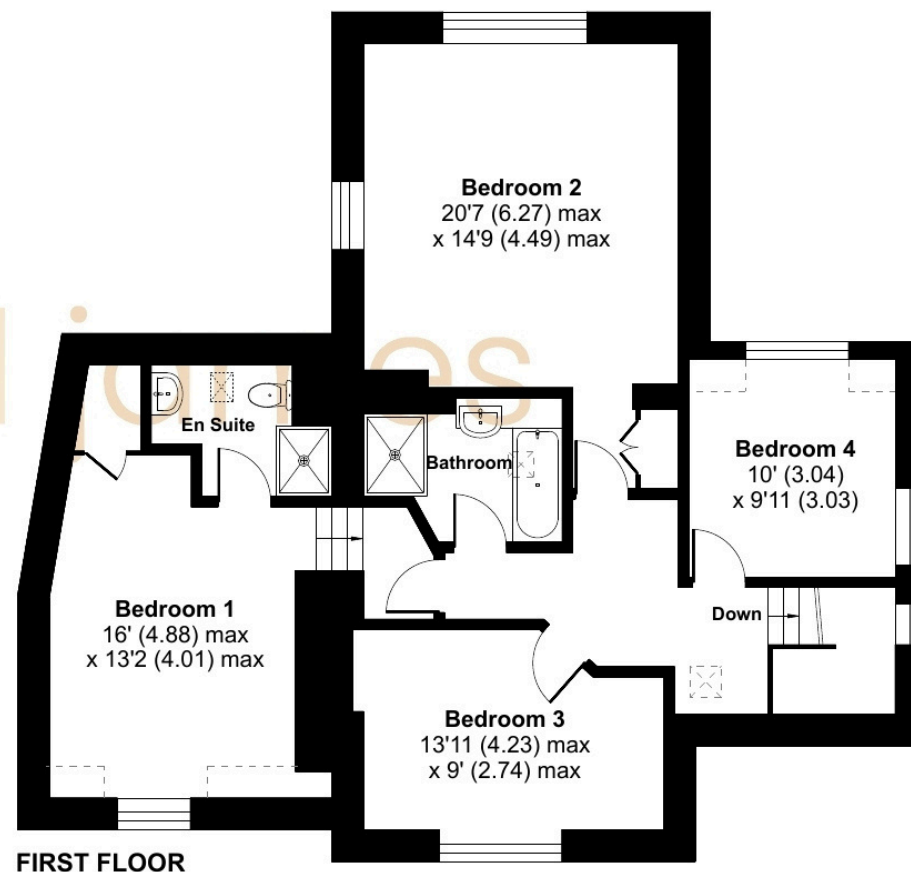
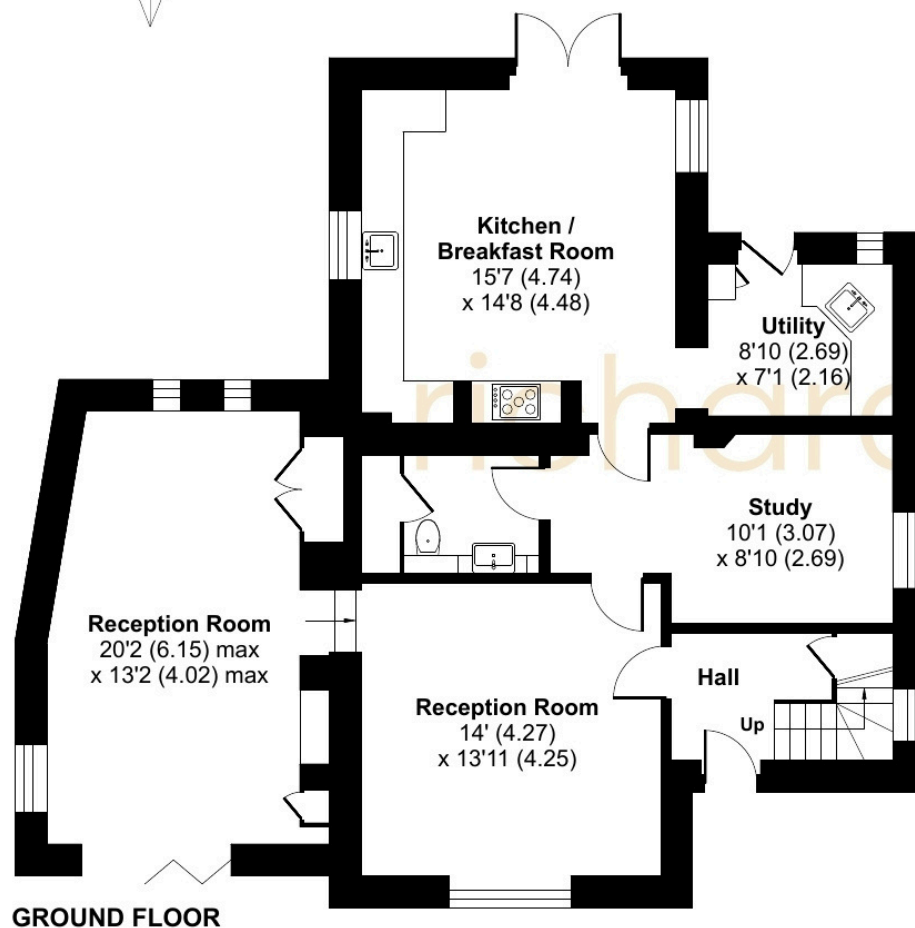
To the outside, there are well tended landscaped gardens to both the front and rear. As you enter the gated driveway, from the private lane you'll find two substantial solid timber carports, providing ample parking and potential for further development (stp). With double gates, leading to the gardens with pond and willow tree setting the backdrop, with path leading down to the house. The private Rear Garden, enjoys a South facing private aspect, laid predominantly to lawn with mature well stocked borders, soft fruit trees, large stone resin patio leading from the house and path to further sunken patio area with log fired hot tub and small vegetable plot with raised planters.

Viewing is highly recommended to fully appreciate this stunning family home.

Approximate Area = 2020 sq ft / 187.7 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Total = 2043 sq ft / 189.8 sq m
For identification only - Not to scale



Denotes restricted
head height



01793 311 002

alexhudson@richardjames.uk

richardjames.uk

