



**ROMANS HALT,
MILDENHALL**

Carter Jonas

ROMANS HALT, CHURCH LANE, MILDENHALL, MARLBOROUGH, WILTSHIRE, SN8 2LX

KEY FEATURES

- Four bedrooms
- Three reception rooms
- Two bathrooms
- Kitchen / dining room
- Two-bedroom annexe
- Off road parking
- Mature garden
- Peaceful, village location

A NEWLY RETHATCHED, FOUR BEDROOM DETACHED CHARACTER COTTAGE WITH A STUNNING SOUTH FACING GARDEN, TWO BEDROOM ANNEXE AND OFF ROAD PARKING.



SITUATION

Romans Halt is situated in the picturesque village of Mildenhall surrounded by stunning countryside. This quiet village, a short distance from Marlborough, is in an area of outstanding natural beauty, and provides local amenities including a nursery, thriving local thatched pub and village hall. Historic Marlborough is a market town offering many excellent local independent retailers as well as Waitrose and Tesco supermarkets and numerous quality restaurants and cafés. The leisure centre, tennis and golf clubs provide excellent sporting facilities too. From Romans Halt there are many walks including along the beautiful River Kennett, across the Marlborough Downs and into ancient Savernake Forest. Rail links can be found at Swindon and Great Bedwyn to Paddington and S.Wales. M4 connections are at Swindon and Hungerford.

DESCRIPTION

Romans Halt, once three cottages, is a delightful Grade II listed character property of timber frame and painted brick elevations under a thatched roof and relieved by timber casement windows with diamond leading. The property has recently (February 2024) been completely rethatched and is understood to have been built in C16-C17, benefitting from an abundance of period charm and character throughout.

The house has excellent ground floor accommodation, with well-proportioned rooms throughout. Of particular note is the traditional and well-appointed kitchen/breakfast room with lovely stone flooring which benefits from an Aga and a range of built in cupboards for storage.

The spacious reception room, which has an inglenook fireplace with woodburning stove, provides a wonderful space to sit and relax and has doors leading through to the study and to the garden. Both the reception room and grand dining room offer wonderful space to entertain and enjoy a south facing aspect, giving a light and airy feel to the rear of the property. A cloakroom completes the downstairs.

Stairs lead from the reception room to the first floor where you find the substantial principal bedroom (with ensuite bathroom), which enjoys stunning views over the garden. There are two further good-sized double bedrooms, a single bedroom and a family bathroom.

ANNEXE

The annexe offers extremely useful additional accommodation and is an ideal place for visitors to stay, given the two large double bedrooms and well-appointed bathroom. There is a large reception area provides a versatile space which could also be used as a playroom, gym or could make a wonderful home office, away from the main house. The annexe also boasts a large utility room and there is also a large loft area offering excellent extra storage space.





OUTSIDE

There is off road parking at the end of garden accessed off Church Lane and the property sits on a plot of just under a third of an acre. The private garden is enclosed by trees and hedging and is mainly laid to lawn with colourful flower borders. It really is a gardener's paradise and there are raised beds for growing your own plants and vegetables. There's also a greenhouse and garden shed.

There is a brick paved patio area by the house perfect for alfresco dining and a path leading down to the annexe.

SERVICES AND MATERIAL INFORMATION

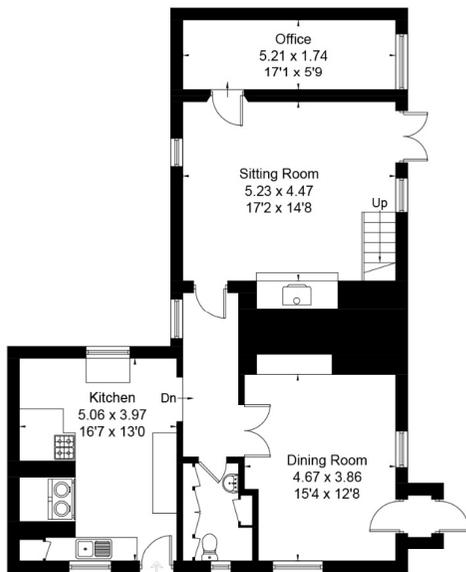
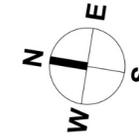
- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,100,000

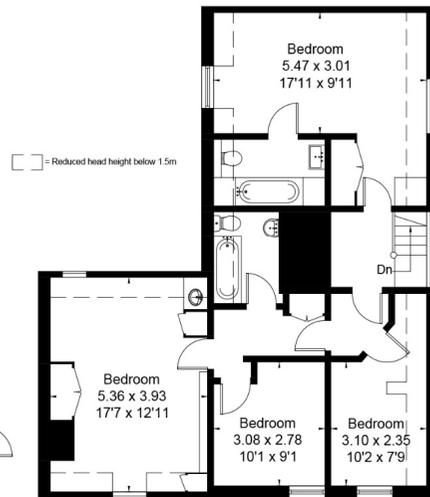
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



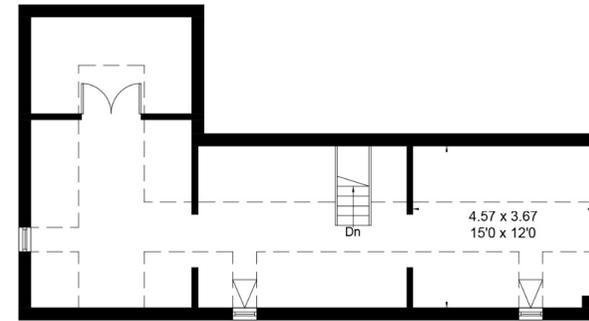
Romans Halt, Mildenhall, Marlborough, SN8 2LX
 Approximate Area = 1929 sq ft / 179.2 sq m
 Annexe = 1669 sq ft / 155.1 sq m
 Total = 3598 sq ft / 334.3 sq m
 Including Limited Use Area (568 sq ft / 52.8 sq m)



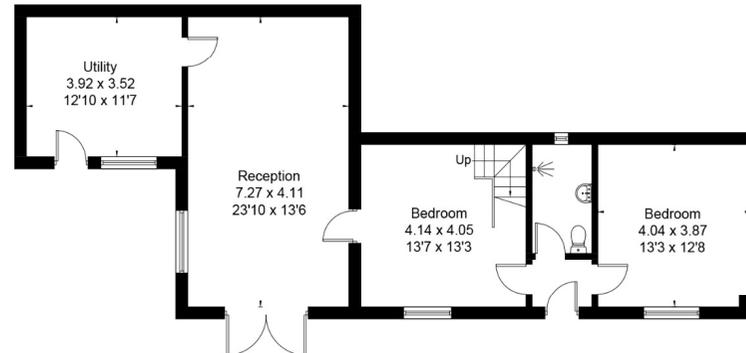
Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

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Classification L2 - Business Data