
Rook House, Mildenhall
BREARLEY & RICH
ESTATE AGENTS

Rook House, Mildenhall, Marlborough, Wiltshire, SN8 2LR

A stylishly presented four-bedroom property offering character accommodation of excellent proportions throughout in a great position within the highly regarded village of Mildenhall. The property has recently been re-thatched and is not listed.

Guide Price £750,000 Freehold

* Not Listed * Recently rethatched * 4 bedrooms * 2 bath/shower rooms * Super kitchen/breakfast room * Sitting room and study *
* Utility/cloakroom * Excellent cellar storage * Parking * Private gardens *





Location
Mildenhall is a popular and pretty village approximately 1 mile to the east of Marlborough. The village dates to Roman times and has a 13th Century church, the vibrant Horseshoe Inn, a children`s nursery, play area and village hall. The village has a thriving community feel, the active sports and social committee organise many events throughout the year including the summer fete, the Duck Race, bonfire night fireworks, and a monthly tea and cake meet (the Minal Munch) to name but a few. This charming village lies in the Kennet valley, part of the Wessex Downs AONB.

Marlborough
Nearby Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of local amenities and a sports centre. Marlborough is sited along the M4 corridor close to J14 and J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John`s Academy, St. Francis and Pinewood Preps, Dauntsey`s, and St Mary`s Calne.








THE PROPERTY

This substantial attached home has been sympathetically renovated and updated to provide excellent accommodation perfectly suited for modern living. The property offers character while having good ceiling heights throughout.

Entering through the porch there is a good reception hall with oak flooring which continues into the adjacent sitting room. The sitting room itself is particularly generous with space for large sofas in front of an original inglenook fireplace and French doors to the garden. The study is located off the sitting room with fitted shelving and a lovely view over the garden. The stunning triple-aspect farmhouse kitchen/breakfast room has an excellent range of modern kitchen units, fitted storage and a larder cupboard as well as bi-ifolding doors and a separate stable door opening onto the garden patio. The extremely useful cellar is accessed via a modern trapdoor from the kitchen and provides a large and easily accessible storage area with good ceiling height. Finally, off the hallway there is a utility room with WC.

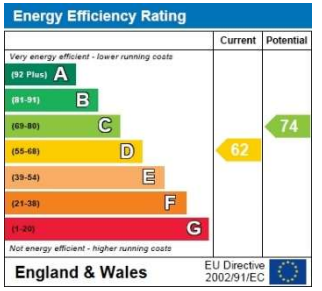
Upstairs, the large landing leads to four light bedrooms, the main bedroom is to the rear with a view over the garden and a modern ensuite with walk in shower. There is a stylish family bathroom with shower over the bath. Storage is provided by a large airing cupboard and a walk-in eaves storage area.

OUTSIDE
The property is approached over a tarmac drive shared with one other property and leading to a large private gravelled parking area. The front garden is bordered by mature hedging, wild flowers, shrub borders and a lawn. There is gravel parking for 3 vehicles. A paved path leads to the rear of the property where there is a large terrace directly outside the kitchen and sitting room providing a sunny and private spot for outdoor dining. Steps lead up to the gently sloping lawn which has flower and shrub borders and is enclosed by panel and post and rail fencing. There is a storage shed tucked in one corner.

Services All mains services connected

Local Authority Wiltshire Council
Council tax band Band F

What3words location simulator.browser.speaking



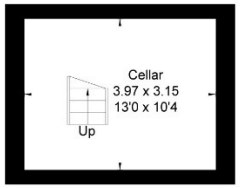




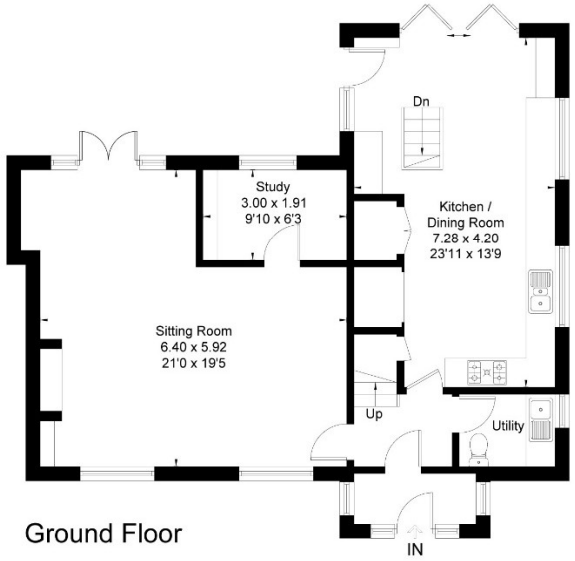


Approximate Floor Area = 153.5 sq m / 1652 sq ft
Cellar = 12.6 sq m / 136 sq ft
Total = 166.1 sq m / 1788 sq ft

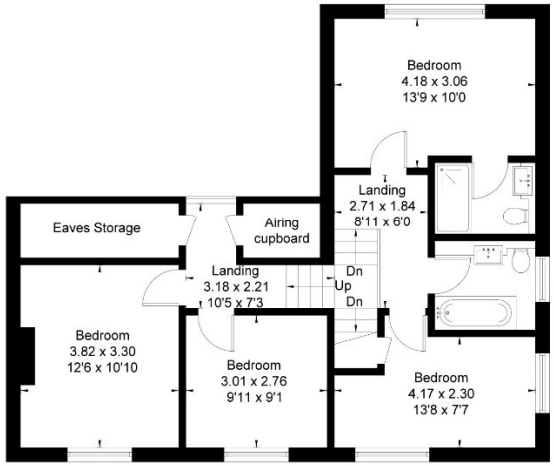




Cellar



Ground Floor



First Floor

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