



**Mill House** | Hilliers Yard | Marlborough

Asking price of £525,000

# Mill House

## Marlborough

- Large Roof Terrace
- Reserved Parking
- Neptune Kitchen and Interiors

## Property Description

As you walk through the door of Mill House, you can't help but be captivated by the grand vaulted ceiling and expansive windows in the reception area, which flood the room with natural light. The open-plan layout sets the stage for a warm and welcoming atmosphere, perfect for entertaining guests. In the kitchen, you'll find a beautiful oak breakfast/preparation counter, luxurious marble countertops, and high-end integrated appliances, all carefully selected for their efficiency. Leading off from the main area, a practical entrance hall connects to two spacious double bedrooms and a tastefully designed shower room. This home is outfitted with state-of-the-art Loxone smart technology, allowing you to control heating and lighting remotely, while eco-friendly features like an air-source heat pump and underfloor heating contribute to its sustainability. And from the reception room, take in breathtaking views of Marlborough's skyline, with its iconic churches standing tall in the distance.



The striking open staircase leads to a galleried landing, from which the third bedroom, additional shower room, and multi-purpose study are accessed. There may be potential to add a skylight-style window to the study, subject to necessary approvals.

A standout feature of the property is the spacious roof terrace, a rare find in the area, offering panoramic views of the river Kennet and surrounding greenery. Double doors seamlessly extend the living space to the outdoors, perfect for al fresco dining or entertaining. The property includes one allocated parking space, with additional parking available locally through permits with Wiltshire Council or private rental agreements. Owners also have access to a shared bike store.

## Location

This property offers unparalleled convenience in Marlborough's vibrant High Street, Mill House enjoys a prime location within this historic market town which offers convenient access to both the town center and the picturesque Savernake Forest. Marlborough itself is a vibrant market town nestled within the breathtaking landscapes of an Area of Outstanding Natural Beauty. Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, and supermarkets. The town also boasts a selection of fine restaurants. For those inclined towards sports and leisure, the area offers excellent facilities such as the Leisure Centre and Golf Club. Surrounded by the stunning Marlborough Downs, Pewsey Vale, and Kennet Valley, the town is enveloped in some of the most captivating countryside scenery. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West



## 2 Mill House

Approximate Gross Internal Area (Excluding Void) = 107.12sqm / 1153sqft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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✉ [marlborough@mcfarlaneproperty.com](mailto:marlborough@mcfarlaneproperty.com)

[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

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