



Mill Pond House Mill

£900,000

- Detached Six Bedrooms - Four with Ensuite shower rooms
- 38 F Kitchen/Family Room
- School Catchments area for Marshfield Primary and Basaleg Primary
- Landscaped Ornamental Garden with Large Fish Pond
- Double Garage Plus Driveway For Four Cars



6 5 4



About the property

A standout detached family home offering an open-plan kitchen/ family room which has been equipped with modern appliances, and a useful utility room. Designed to ensure meal preparation becomes a delight rather than a chore, the kitchen also benefits from ample natural light throughout.

Boasting six bedrooms and five bathrooms, this home offers ample space for a large family or for those who frequently host guests. Each room echoes the overall immaculate condition of the property, providing comfortable living spaces ready to be personalised. Situated in a location that is both quiet and peaceful, the property offers the perfect balance between convenience and tranquillity. The nearby schools make it an ideal choice for families, while the green spaces in the vicinity provide excellent opportunities for outdoor activities and leisurely walks.

Among its unique features, the property boasts high ceilings, contributing to a sense of spaciousness and grandeur. In addition, the open-plan design facilitates a flow of light and space throughout the property, creating a bright and inviting atmosphere. A garage and parking area offer significant convenience for vehicle owners, while the beautiful view adds a touch of serenity to everyday living. A distinguishing feature is the large fish pond located in the oriental rear garden, adding a unique charm to the house and providing a peaceful retreat when entertaining family and friends.



Accommodation

Entrance Hallway

Located to front aspect of the property with Upvc double glazed windows, fitted carpet and doors leading to kitchen/ family room

Kitchen Family Room

38' 7" x 14' 4" (11.76m x 4.37m)
Impressive and spacious 38ft kitchen family room is located to the rear aspect of the property fitted with Quartz finish worktops, breakfasting bar, range of matching wall and base units. Concealed lighting, inset five ring gas hob with fan above, marble wall tiling surround, integrated dishwasher, integrated double oven and grill, integrated fridge, integrated freezer, sink with mixer tap and drainer. Opening through to spacious family seating area with two double glazed french doors leading to garden and views of ornamental glass fish pond.

Utility Room

With a range of wall and base units incorporating worktop space, tiled flooring, Upvc double glazed window and door to rear garden and door leading to garage

Dining Room

15' 1" x 12' 6" (4.60m x 3.81m)
With fitted carpet and Upvc double glazed window to front aspect

Cloak Room

With low level Wc and wash hand basin, tiled walls and flooring.

Lounge

19' x 12' 6" (5.79m x 3.81m)

First Floor Landing

Carpeted central staircase with twin banisters, leading onto a galleried landing area, feature eaves windows, storage cupboard housing hot water cylinder doors leading to four bedrooms and stairs leading to second floor landing

Bedroom One With Ensuite

17' x 12' 4" (5.18m x 3.76m)
With Fitted carpet, Upvc double glazed window to

02920 792888

rumney@peteralan.co.uk

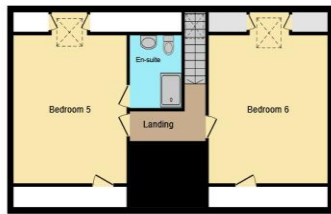
Floorplan



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

