



WINDMILL LANE MIDGHAM, RG7 5TY

**£1,300,000
FREEHOLD**

Set within an idyllic rural setting, this impressive converted bungalow presents a rare and compelling opportunity to create a truly exceptional country residence. Enjoying far-reaching views across a charming country lane and open equestrian paddocks beyond, the property combines privacy, scale, and setting in equal measure.

The accommodation is substantial and beautifully versatile, currently arranged to provide five bedrooms in total, with three bedrooms on the upper floor and two on the ground floor. This flexible configuration lends itself perfectly to refined family living, multi-generational arrangements, or the creation of an elegant principal suite alongside generous guest accommodation. The existing footprint offers vast scope for reimaging and enhancement, allowing a discerning purchaser to craft a bespoke home of real distinction.

Externally, the property is further enhanced by a separate double garage block, complete with a tool store and traditional log/coal store, ideal for those seeking both practicality and understated rural

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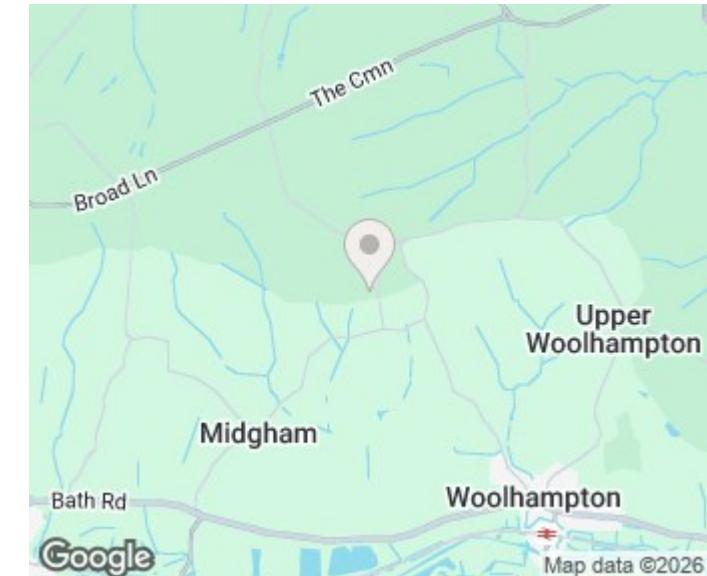
Approximate Gross Internal Area = 393.40 sq m / 4235 sq ft

For identification only - Not to scale

[-----] = Restricted Head Height



Not to scale, for illustration and layout purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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