



Ponderosa Goatacre Lane
Goatacre



Ponderosa
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Goatacre
SN11 9HY

Set on the outskirts of the hamlet of Goatacre adjacent to open countryside, an extended and tastefully refurbished detached property with the added benefit of a substantial garage/workshop.

- Substantial Village Property • Far reaching countryside views • Large Landscaped Gardens • 60' Detached Garage • Five Bedrooms, two with En-Suite facilities • Two Reception Rooms • Superb Kitchen/Family Room •

£795,000



Description

A tastefully extended and refurbished substantial village property enjoying splendid views across open countryside and featuring a superb landscaped garden with orchard and cultivation section. A particular feature is the substantial detached garage which can house approximately eight cars and also incorporates a wash room and office/store. There is also an adjacent double garage/machine store. This outbuilding would prove ideal for somebody looking to operate a small business from home, for use with a motor sport/boating hobby or for possible conversion to provide a detached annexe, subject to the necessary planning permission.

The light and airy accommodation is based upon a good size reception hall, a living room with inglenook style fireplace and log burning stove, a sitting room with log burning stove opening into a superb kitchen/family room with "Aga" range cooker, part vaulted ceiling and far reaching countryside views, a spacious master bedroom with fitted wardrobes and en-suite bathroom, four further bedrooms, an en-suite shower room and a bath/wet room .

The features include oil central heating, uPVC double glazed windows and neutral decor throughout. It is very difficult to appreciate the size and quality of the accommodation without an internal inspection, so this is highly recommended.

Situation

The hamlet of Goatacre is located south of Lyneham, which offers two convenience stores, a public house, an Indian restaurant and a primary school. The larger centres of Royal Wootton Bassett and Calne are both within easy reach.

Directions

From our office in the High Street, take the A3102 to Lyneham and continue through the village towards Calne. Turn left signposted to Goatacre, proceed through the hamlet and the property will be found towards the end of the road on the right hand side.

Services & Council Tax

Mains electricity, water and drainage.

Council Tax Band F



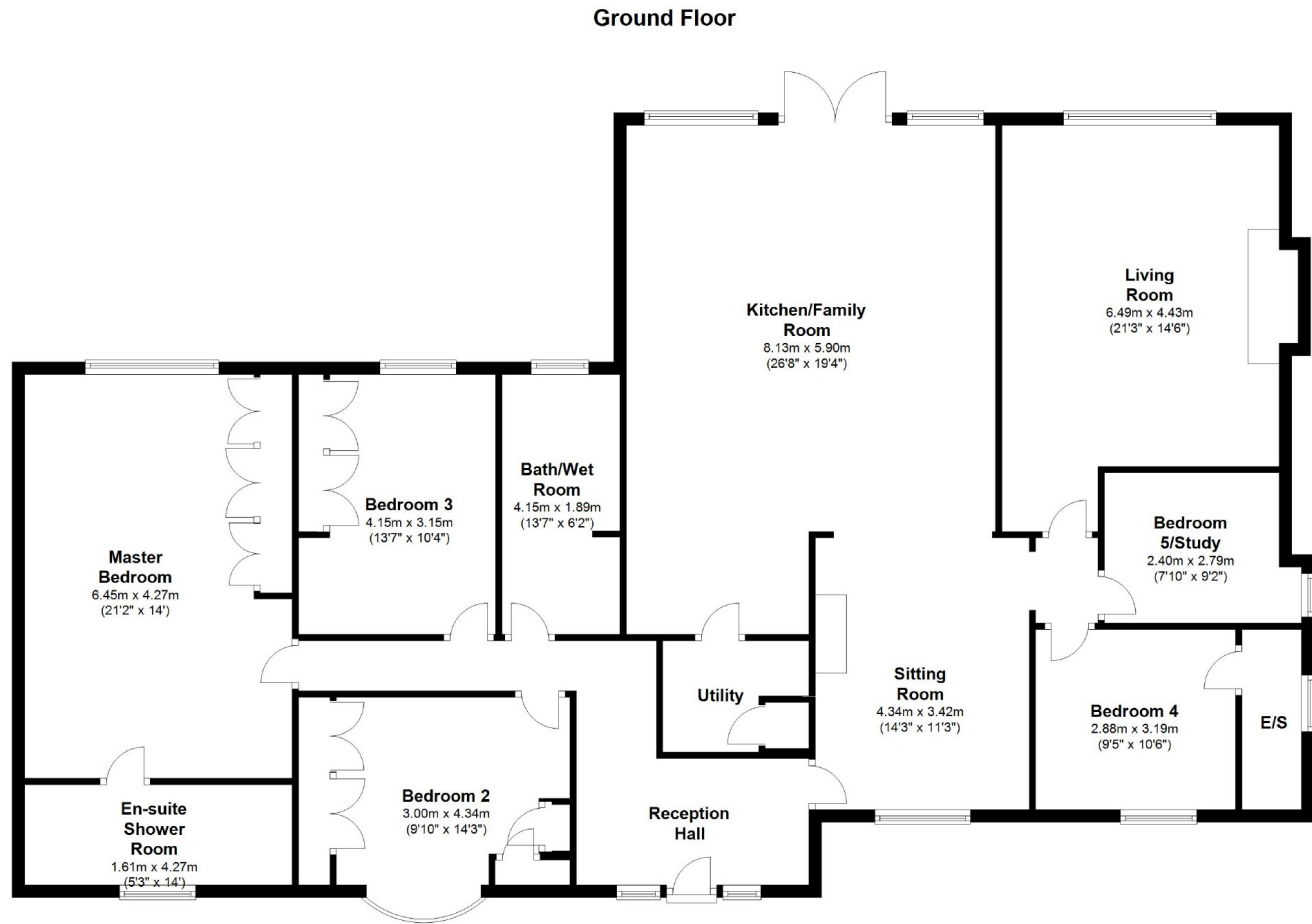
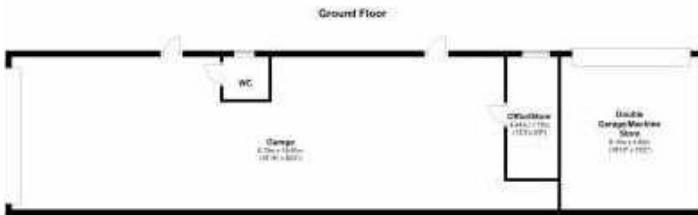
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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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