



**New Zealand**

**Offers In The Region Of £820,000**

**HENRY GEORGE**  
VILLAGE



# Ivy House, New Zealand, Wiltshire, SN11 9JL

A fantastically proportioned five bed detached property set within around 1.5 acres of well established grounds. Accommodation comprises:- Kitchen, dining room, snug, utility, study, five double bedrooms (two with en-suites) , family bathroom and outbuildings.

- Detached Property
- Five Bedrooms
- 1.5 Acres With Outbuildings
- Two En-Suites
- Generous Sized Sitting Room
- Four Reception Rooms
- Circa 3/4 acre Paddock



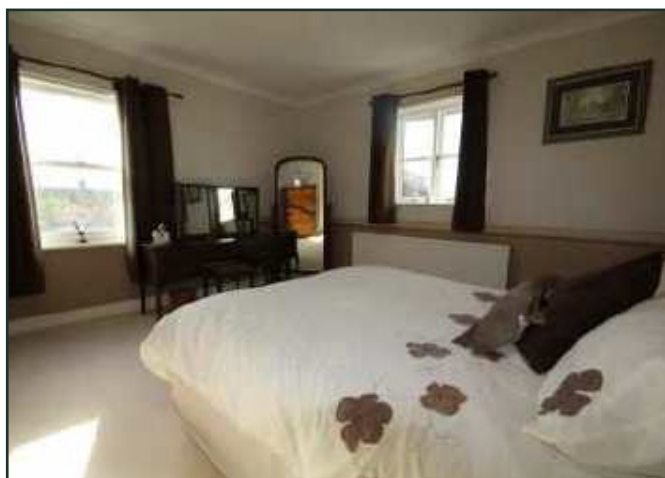
Accessed via a five bar gate, to the rear of the property, the large block-paved driveway allows for plenty of parking and leads to the double garage with room above along with a double carport, barn and a former wash house. The well stocked garden is predominately laid to lawn and has a variety of maturing shrubs, plants and trees with herbaceous borders and a large patio area. Beyond the garden there is a paddock of around 3/4 acres.

## GOATACRE

The nearby market town of Calne offers an extensive range of shopping facilities, Swindon and Chippenham are within easy reach and have a mainline station to London (Paddington). Motorway access is at J16 and J17 of the M4 motorway providing easy access to London and Bristol.

## THE PROPERTY

Ivy House is a substantial detached property with flexible accommodation set within generous



grounds.

On the ground floor there is a fabulous triple aspect sitting room with a bay window along with a gas fireplace. The well-fitted kitchen has matching beech fronted base and eye-level units, open display units, 1 ½ bowl sink with waste disposal unit and space for fridge/freezer, dishwasher and electric Range cooker. Door to rear.

Also on the ground floor there is a dining room, snug, study (with open fireplace), conservatory, utility and cloakroom.

On the first floor there is a master bedroom with dual aspect and built-in wardrobes along with an en-suite with double ended jacuzzi bath, walk-in shower, WC and basin. The second bedroom benefits from an en-suite shower with WC and basin. There are a further three bedrooms all of which have basins.

There is plenty of storage throughout consisting of cupboards, loft storage and eaves storage.

## SERVICES

Mains electricity, water and mains drainage. Oil central heating. Telephone lines subject to the usual transfer regulations.>> (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## LOCAL AUTHORITY

Wiltshire Council: Trowbridge, Wiltshire, BA14 8JN. 0300 456 0100. [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk). Council tax band: E.

## ROUTE TO VIEW

Leave Royal Wootton Bassett in the direction of Calne and Lyneham. After several miles and on entering the village of Goatacre, take the right hand turn into New Zealand, which is opposite the

turning to Goatacre Lane. Follow the lane to the top and the property will be found on the left hand side.

## Disclaimer Notice

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