



Broad Town Farm House

Broad Town, Swindon, SN4 7RG

HAMPTONS
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Beyond your expectations

A Fabulous Six Bedroom Listed Village Farmhouse.

Entrance Hall | Sitting Room | Library
Kitchen/Breakfast Room | Snug | Dining Room
Six Bedrooms | Family Bathroom | Guest Shower
Room | Utility Room | Boot Room | Garden
Verandah | Off Street Parking

A fabulously spacious six bedroom detached Grade II listed village farmhouse with immense charm and character with a large garden of 0.5 acre in all and set within this popular village.

Description

A fabulously spacious (3600 sq. ft.) six bedroom detached Grade II listed village farmhouse with immense charm and character and a large garden of 0.5 acres. Set within this popular village, the house is believed to date in the main from the 16th Century with medieval origins and subsequent later additions. There are many original period features including inglenook fireplaces, flagstone flooring and a wealth of exposed timbers and wood panelling. All of the principal rooms are generously proportioned and presented with much style and flair and an innate elegance, while offering versatile usage. The Kitchen/breakfast room has a wonderful feel with much traditional character. There is a four oven Aga, flagstone floor, pantry and French doors opening onto the Sun Terrace and Verandah. The Kitchen, off which is a large formal Dining room, has an 'unfitted' style and opens into a breakfast room/family snug. The Sitting room is spacious with an attractive period open fire-place and adjacent to a cosy library/family room with a wood-burning stove. A sixth bedroom/study, shower room, utility room, boot room and bathroom complete the ground floor. Upstairs there are five double bedrooms, family bathroom and ensuite shower room. Interestingly, the house is subject of a book, *An English Farm House*, by the author and poet Geoffrey Grigson, a former owner. His daughter, the well known cook, Sophie Grigson, was born and brought up in the house.







Outside

The house has the benefit of a fabulous open verandah adjoining the house and sun terrace, ideal for outside entertaining. The gardens is large extending to 0.5 acre in all and offers a high degree of privacy with many mature shrubs, trees and flower borders and including a Judas tree, a pair of 16th century Yew trees and Victorian Yuccas. There are double wrought iron gates leading from the main area of garden to the gravelled driveway to the side of the house, which provides ample private parking.



Location

Broad Town is a popular and rural village and forms part of the parish of Broad Hinton and Cliffe Pypard. Local village amenities include an Infant and Junior school, parish church, there is a post office and public house in the nearby village of Broad Hinton. More extensive facilities are available at the market towns of Wootton Bassett and Marlborough. Private schooling can be found at Dauntsey's, Marlborough College, Marlborough and St Margaret's School, Calne. Marlborough and Swindon provide a comprehensive range of facilities. The transport links are well provided with rail services to London Paddington from Swindon (60 minutes) the M4's easy access

at Junction 15 or 16 giving convenient routes to London and the West Country. The surrounding area affords excellent countryside walking, including the nearby White Horse.

Directions

From Marlborough pass the common and proceed over the downs signed to Rockley. On reaching the junction turn right and immediately left and enter the village of Broad Hinton, continue through the village and continue on this road into the Broad Town, the house will be found on the left hand side shortly after Pye Lane turning.



Floor plan of the second floor showing four bedrooms and a central hallway. The bedrooms are labeled with their dimensions in feet and inches, and meters. The central hallway is labeled 'Dn' with a staircase icon.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom	5.28 x 4.35	17'4 x 14'3
Bedroom	4.57 x 2.38	15'0 x 7'10
Bedroom	3.99 x 2.06	13'1 x 6'9
Bedroom	3.23 x 3.09	10'7 x 10'2
Bedroom	3.44 x 2.61	11'3 x 8'7

First Floor



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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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