



Well House Plough Lane  
Marston



Well House  
Plough Lane  
Marston  
SN10 5SR

A wonderful blend of 'old meets new' on this stunning character home set in generous gardens with countryside views.

- Gardens Of Nearly 1 Acre • Fabulous Barn Extension • Vaulted Kitchen/Diner • Five Bedrooms • Three Reception Rooms • Useful Out House • Double Garage & Parking • Tranquil Village Setting • •

Guide Price £800,000



## Description

A 'chocolate box' period property with quite a difference! This fabulous five bedroom extended Grade II Listed home cleverly combines character features with stylish modern day open plan living amounting to over 3000 sqft of accommodation. As you would expect from a cottage with origins dating back to 1480, the house retains a wealth of charm with Inglenook fireplaces and log burning stoves, exposed ceiling beams and timbering. This is combined with a superb barn extension that includes a 28ft vaulted kitchen/dining room with oak beams, a central island with granite worktops and a balcony overlooking the garden. The five bedrooms are divided between the old and the new and served by three refitted bathrooms. There are three reception rooms and a useful utility/cloakroom. Outside two separate gravelled driveways provide ample parking, with the addition of a single garage and large shed. The wonderful established gardens amount to 0.85 acre and enjoy complete privacy, with level lawns and mature trees, patio sun terrace and views. An outhouse with bedrooms and shower room complete this fabulous family home.

## Situation

The property occupies an unspoilt rural setting in the hamlet of Marston close to the village of Worton. Worton itself has a public house and a thriving primary school and lies four miles south west of the historic market town of Devizes. The historic market town of Devizes is closeby with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's School can be found within a short distance. The major centres of Bath, Swindon, Salisbury and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

## Directions

From Devizes take the A360 through Potterne and turn right in front of the George and Dragon public house to Worton. Continue along this road, turn right at the 'T' junction and drive through the village of Worton. Take the turning left into Mill Road, follow this lane to the crossroads on The Common and then turn left into Plough Lane. Bear right at the little grass island and Well House will be found along on the right hand side.

## Services & Council Tax

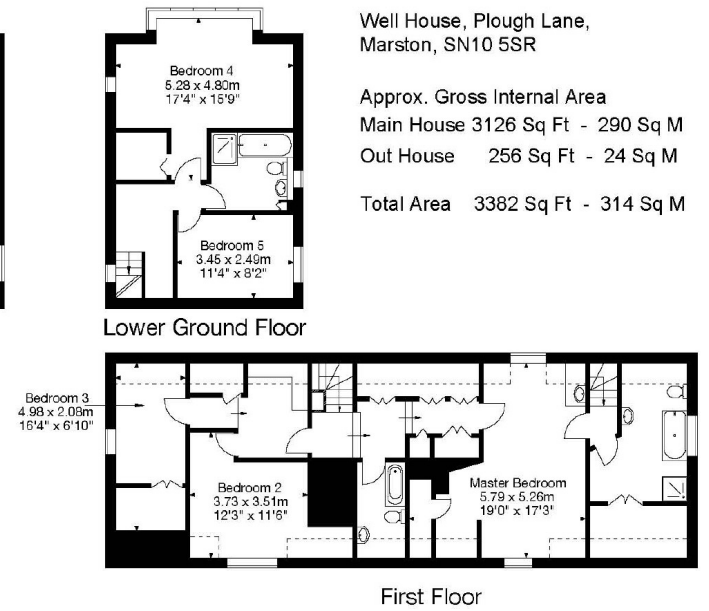
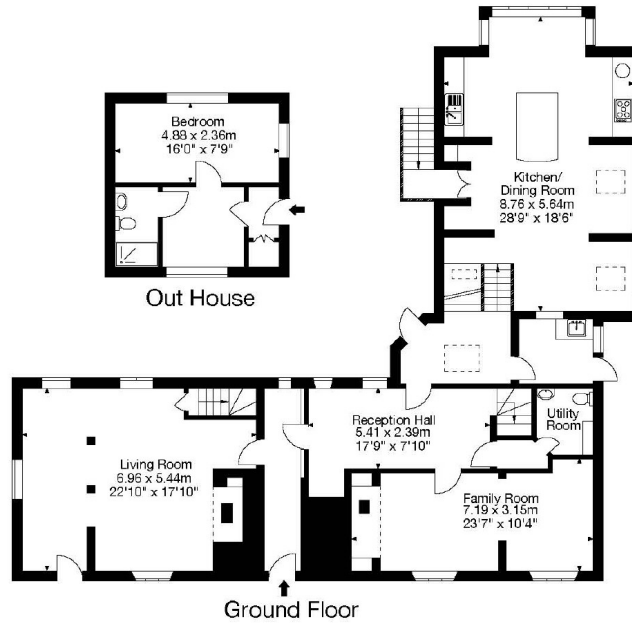
Oil fired heating, mains water, electricity and drainage. Owned PV panels on barn extension providing electricity. Council tax band 'G.'



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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





Well House, Plough Lane,  
Marston, SN10 5SR

Approx. Gross Internal Area

Main House 3126 Sq Ft - 290 Sq M

Out House 256 Sq Ft - 24 Sq M

Total Area 3382 Sq Ft - 314 Sq M

©Capture Property Marketing 2017. Drawn to FICIS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

**Capture.**

6 / 7 Market Place, Devizes, Wiltshire, SN10  
1HT  
Tel: 01380 723451  
Fax: 01380 729198  
Email: devizes@strakers.co.uk

[strakers.co.uk](http://strakers.co.uk)

■ Chippenham  
■ Corsham

■ Marlborough  
■ Malmesbury

■ Royal Wootton Bassett  
■ Devizes

■ Swindon  
■ North Swindon