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Broad Town, Broad Town, SN4 7RC

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PROPERTY SALES & LETTINGS



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- Executive Four Double Bedroom Detached House
- Countryside Views
- Attached (Drive through) Double Garage with Storage Room Over
- Solar PV Panels with Battery Storage Facility
- 0.22 Acre Plot
- Desirable Village Location
- 3 Reception Rooms
- Generous Parking to Front

Rodmarton House, Broad Town

Broad Town, SN4 7RG

£700,000

Rodmarton House is an attractive and individually designed four-bedroom detached home, occupying a generous 0.22-acre plot in an elevated position within the sought-after village of Broad Town. Built in the 1990s, this spacious and well-proportioned property offers comfortable living with scope for further extension (subject to planning). The property in more recent years has benefitted from the installation of SOLAR PANELS AND BATTERY STORAGE (owned) upgrading its eco status greatly improving the properties running costs. Internally the welcoming entrance hall leads to three versatile reception rooms, including a bright dual-aspect lounge with a log-burning stove and patio doors opening to the garden—perfect for cosy evenings and summer entertaining. A separate study at the front of the house offers an ideal work-from-home space, while the formal dining room is ideal for hosting family and friends. The kitchen/breakfast room is a practical and sociable space, flowing into a generous utility room and continuing back to the entrance hall where you'll also find a cloakroom and a handy boot room. The attached double garage features both front and rear access, with a staircase leading to a

useful boarded loft area (restricted head height), ideal for storage or hobby use. Upstairs, there are four comfortable double bedrooms, including a principal suite with its own en-suite bathroom. The remaining bedrooms are served by a beautifully appointed family shower room. The first floor enjoys far-reaching views of the surrounding countryside, enhancing the peaceful charm of the property.

Outside to the front is a large driveway providing parking for several cars and an attached double garage with drive-thru access and stair access to excellent storage or possible hobby room over. To the rear (accessed via the drive-thru garage) is a further large useful workshop measuring c20' x 17'.

The garden has been thoughtfully landscaped to create a peaceful retreat, complete with a charming fishpond, neat lawn, colourful borders, and meandering gravel paths that invite you to relax and enjoy the surroundings.

This is a wonderfully versatile family home in a desirable village setting—spacious, welcoming, and full of potential.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band 'F' For year 2025/26 = £3326.82

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Management Fee

Electric: Mains & Solar PV Panels with Battery Storage

Heating: Oil

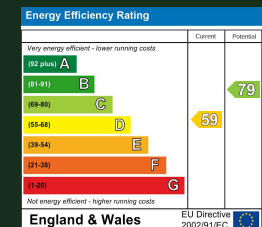
Waste: Mains

Water: Mains

Flood Risk: None (Environmental Agency)

Internet Speeds Up to 1000 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)





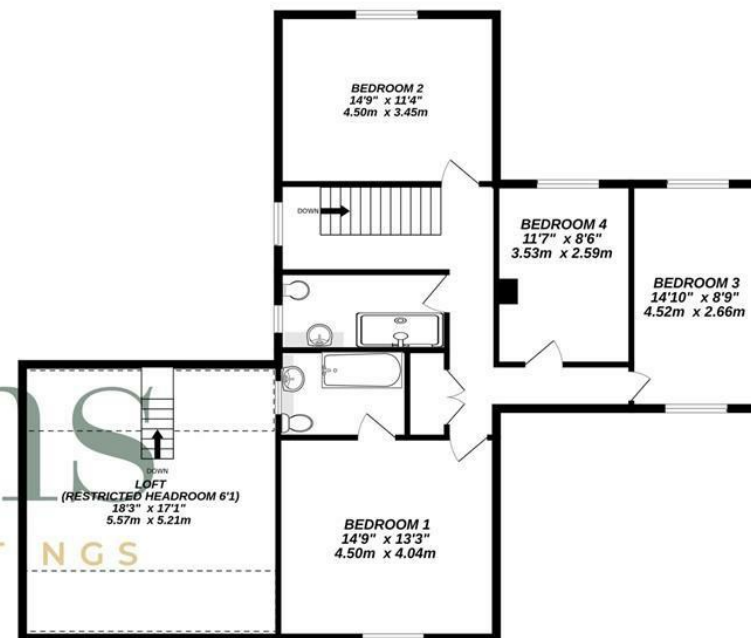
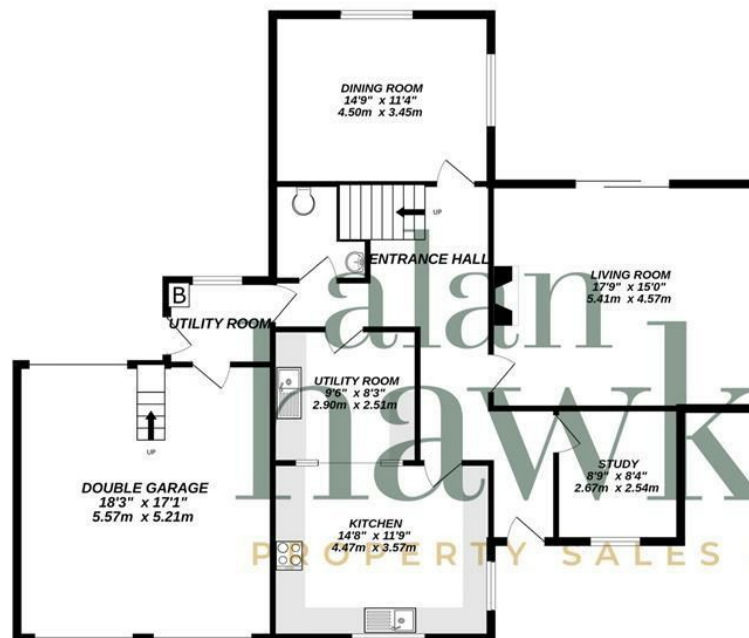
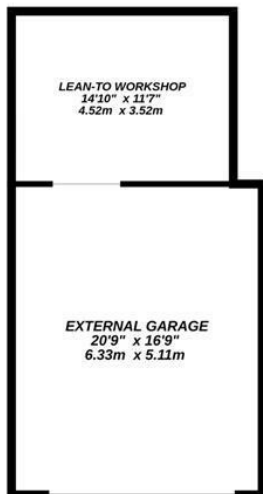




GROUND FLOOR
1333 sq.ft. (123.8 sq.m.) approx.

1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.

EXTERNAL GARAGE
520 sq.ft. (48.3 sq.m.) approx.



2205 SQ FT = MAIN HOUSE INC ATTACHED GARAGE (EXCLUDING LOFT SPACE)

TOTAL FLOOR AREA : 3037 sq.ft. (282.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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