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james



Trotter Cottage

Horpit, Wanborough, SN4 0AT

Guide Price

£1,300,000 - £1,400,000



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Freehold | EPC Rating - D

 6  4  5

Richard James Village & Country Homes are pleased to present to the market. This substantial family home situated in Horpit, Lower Wanborough, Wiltshire.

The house has been extensively extended and improved by the previous owners, with scope for further extension (subject to planning consent) The house and outbuildings total in excess of 6,000 sqft with the garden space totalling approximately 1.75 acres. The house is surrounded by stunning countryside.

The accommodation comprises to the ground floor; entrance hall, downstairs shower room, utility room, cloakroom, kitchen/breakfast room, dining room, conservatory, two reception rooms and a large games room.

To the first floor there are six double bedrooms, an ensuite shower room to the master bedroom and two further four piece bathrooms, many of the bedrooms have built in storage/wardrobe space.



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Scan here

Open-Plan





The accommodation offers many different areas with the potential to create an annexe within the property as there are two staircases and two main entrances to the property.

Large
Lounge





There are two outbuildings - both are double garages with workshop spaces and rooms above which could be home working spaces or additional accommodation, both outbuildings have power and light.

Bedroom





Wanborough has thriving community with several excellent pubs that serve great food, an annual Country Show, a highly regarded Primary School and is located in a great spot for Swindon Railway Station, being just ten minutes away by car.

Garden



Approximate Area = 3984 sq ft / 370.1 sq m

Garages = 2034 sq ft / 188.9 sq m

Total = 6018 sq ft / 559 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Richard James. REF: 902313

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