



# THE ROSIERS

WOOD STREET, CLYFFE PYPARD, WILTSHIRE

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# THE ROSIERS

Wood Street, Clyffe Pypard,  
Swindon, Wiltshire, SN4 7PZ

Royal Wootton Bassett – 4 miles

Marlborough – 11 miles

M4 Junction 16 – 6 miles

Swindon Train Station – 10 miles

**Offers in excess of: £795,000**

**Available as a whole or in two lots**

*“An exceptional opportunity to purchase a detached period property set in 8.42 acres”*

## INTRODUCTION

The Rosiers is situated in a quiet and private rural position, located on the edge of the village of Clyffe Pypard with surrounding scenic views of the Marlborough Downs. The property lies a short distance from the market town of Royal Wootton Bassett, which provides a range of local services plus access to Junction 16 of the M4. The nearby village of Broad Hinton contains a primary school, village hall, church, pub and restaurant.

The Rosiers provides an exceptional opportunity to purchase a detached four-bedroom period property set in a large, well-maintained garden with double garage, workshop and adjoining permanent pasture field of approximately 8.03 acres. In total the property extends to approximately 8.42 acres. The property is brought to the market for the first time in 37 years.

With potential to renovate and remodel the cottage (subject to planning) which is not listed, The Rosiers provides an opportunity to create an exceptional family home in a beautiful setting.

## SITUATION

The Rosiers sits on the edge of the village of Clyffe Pypard, located within the charming Wiltshire countryside with beautiful views overlooking rural scenery to the rear of the property. The Rosiers benefits from complete privacy being bordered by hedgerows, with the adjoining pasture land under the same ownership. This allows for plenty of space and tranquillity whilst being in a village location a short drive from various amenities.

The Rosiers is in a sought-after position, being within easy reach of the vibrant market town of Royal Wootton Bassett, a 10-minute drive away. The popular town of Marlborough can be reached in around 20 minutes. Both towns offer a very good choice of shopping and amenities, accompanied by excellent restaurants and cafes. There is a range of particularly good schools in the local area. The property is extremely well connected being around 11 minutes from Junction 16 of the M4, which leads to the M5 or the A419. Trains to London Paddington run regularly from Swindon, with a journey time of around 55 minutes.

## LOT 1 – GUIDE PRICE £670,000

The Rosiers dates back around 300 years and is an attractive, period cottage constructed of painted red brick, under a tiled roof, and is double glazed throughout. On the ground floor the principal door opens into the porch, which leads to the kitchen/family room. The ground floor also includes a dining room, sitting room, two further porch areas, one used as a laundry/utility room, and shower room. The staircase rises from the dining room which leads to a “U”-shaped landing. The landing leads to three double bedrooms (one of which has a dressing room), a single bedroom and family bathroom. Externally there is a large, established, well-kept garden of approximately 0.39





acres, with a variety of flower borders, vegetable beds and a large lawn. There is a private driveway with parking for multiple cars and a layby off the road for parking with steps leading up to the property. The property also boasts a large double garage and workshop, greenhouse, and dilapidated outhouse that could be repaired and repurposed for alternative uses subject to the necessary consents.

The cottage is in a great condition but may benefit from some modernisation throughout, offering a rare and exciting opportunity to renovate an unlisted property to create an excellent family home. The Gross Internal Area of the house extends to approximately 1,682 sqft (156.2 sqm).

### **LOT 2 - GUIDE PRICE £125,000**

The land consists of a single field parcel of permanent organic pasture, extending to 8.03 acres, which has been used for forage production. Boundaries are marked by mature hedgerows. The land is mainly level albeit sloping gently downwards to the north. The land benefits from vehicular access from the southwest border, directly off the public highway, with pedestrian access from the rear of the garden. The land is Grade 3 quality and benefits from a small pond on the northeast border. The land presents a range of opportunities to anyone with agricultural, equestrian or amenity interests, subject to the relevant planning permissions. The land is currently subject to an environmental scheme, please ask the agent for more information.

### **COVENANT**

The sale will be subject to a covenant on the land preventing any future residential development.

### **SERVICES**

The cottage is connected to a mains water supply,

mains electric and septic tank drainage. Central heating and cooking is provided by an oil-fired Rayburn. We understand the property benefits from a good broadband connection.

### **METHOD OF SALE**

The property is offered for sale as a whole or in two lots by private treaty. The Vendors' preferred route is a sale as a whole.

### **TENURE AND POSSESSION**

The property is offered for sale freehold with vacant possession on completion.

### **COUNCIL TAX & LOCAL AUTHORITY**

The farmhouse is in Band G for Council Tax purposes. The relevant local authority is Wiltshire Council at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

### **PUBLIC RIGHTS OF WAY**

There is a public footpath (CPYP24) crossing the land which runs from the field entrance to the northern corner.

### **DIRECTIONS**

When travelling from Royal Wootton Bassett or Lyneham, at Withy Bed, take the turning into Wood Street and continue for approximately 660m. The property will be on your left. When travelling from Clyffe Pypard, pass the church on your right, continue for 0.6 miles, and the property will be on your right. You will note a double garage in front of you, please park here.

### **VIEWINGS**

All viewings are strictly by prior appointment. Viewings should be arranged through WebbPaton on: 01793 842055

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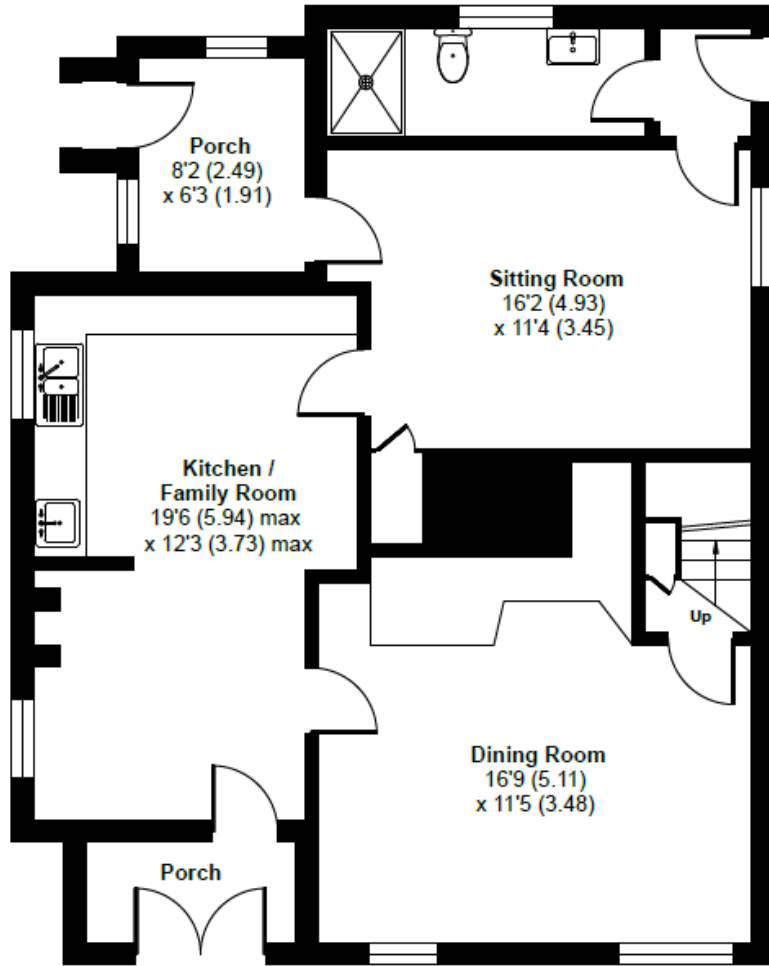
[laura@webbpaton.co.uk](mailto:laura@webbpaton.co.uk)



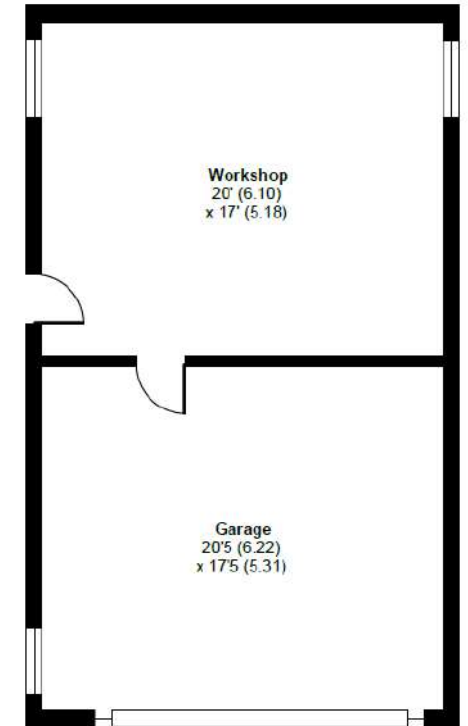
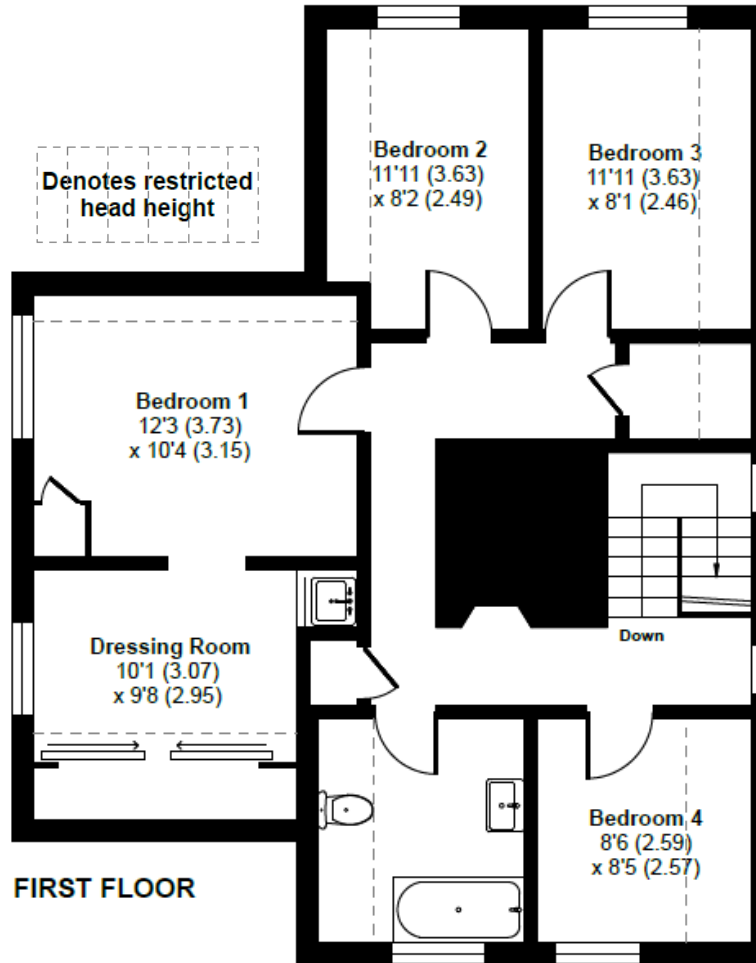


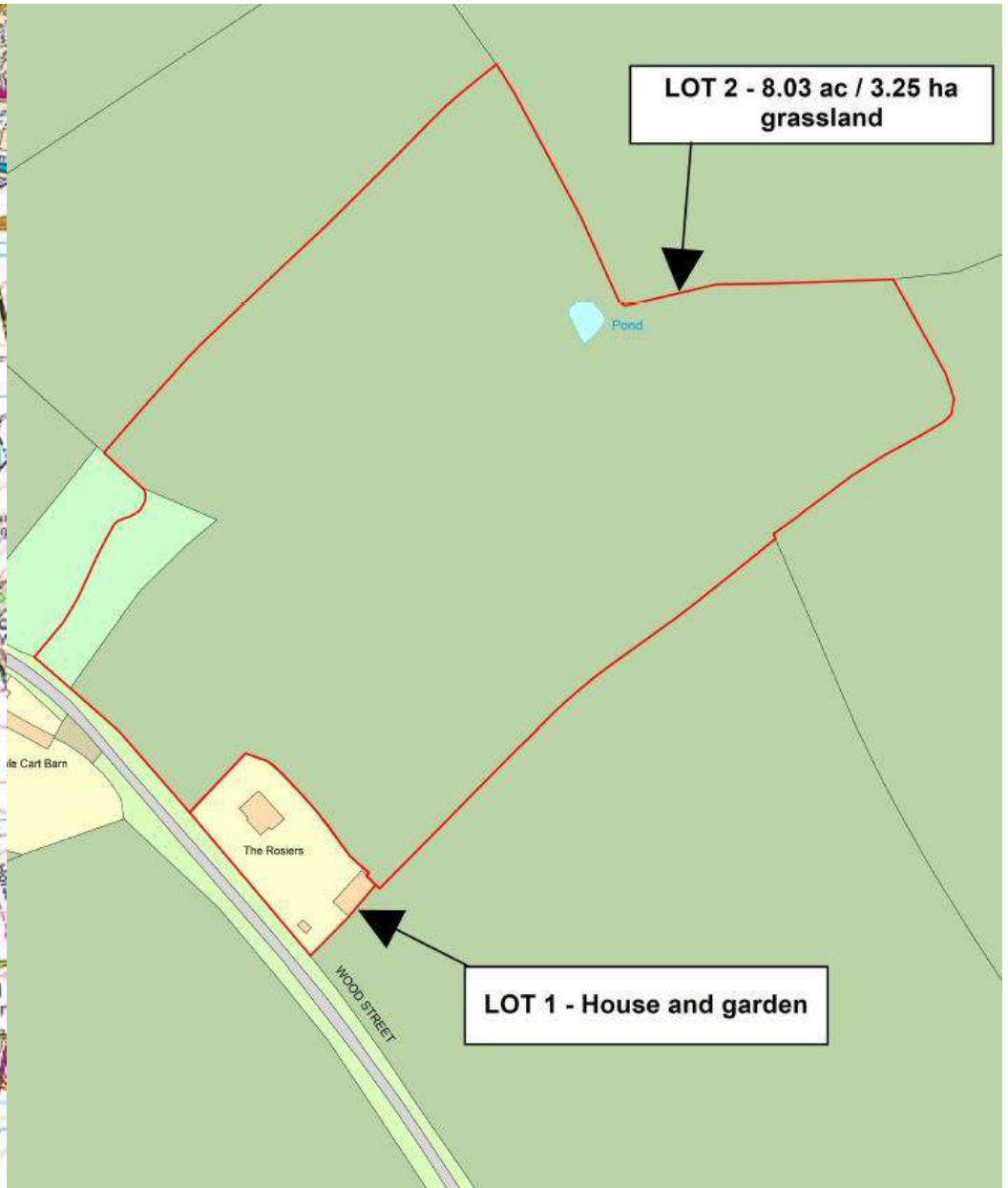
Approximate Area = 1545 sq ft / 143.5 sq m  
Limited Use Area(s) = 137 sq ft / 12.7 sq m  
Garage = 712 sq ft / 66.1 sq m  
Total = 2394 sq ft / 222.3 sq m

For identification only - Not to scale



GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



**IMPORTANT NOTICE**

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- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
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- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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