



FLAXLANDS MANOR FARM

Flaxlands, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8DY



IMPRESSIVE COUNTRY HOME WITH SECONDARY HOUSE, PRIVATE GROUNDS AND LAND, ALL WITH FAR REACHING VIEWS. IN ALL ABOUT 7.35 ACRES.

Royal Wotton Bassett 3 miles | Malmesbury 7 miles | Swindon 8 miles (mainline station London Paddington 60 minutes) | Cirencester 12 miles
Chippenham 13 miles | M4 (J16) 3 miles (All distances and times approximate).



5-9



5-10



4-7

Services: Fibre broadband available. Mains water and electricity.Private drainage.
Guide price: £1,385,000
Tenure: Freehold
Local authority: Wiltshire
Council tax band: Flaxlands Manor: G The Stables: G
EPC: Flaxlands Manor: D The Stables: D

FLAXLANDS

Flaxlands Manor Farm is a substantial semi rural home offering about 6,500 sq ft of living accommodation between two homes. The main house was refurbished about 25 years ago and included an extension. The rear stable block was converted at the same time into a second dwelling to create ‘The Stables’. This is an ideal home for families looking for space for multi generational living, a dependant relative or rental income or similar. Private gardens surround both Flaxland’s Manor Farm and The Stables which has its own private walled garden. There is also a versatile four bay car garage. Each property benefits from their own private driveway. There is further scope if the new buyer wished to separate them into two properties again subject to the right permissions or even develop further. In all about 7.36 acres.

SITUATION

Flaxlands is located in a semi rural location close to the M4, situated between the market towns of Cricklade, Malmesbury and Royal Wootton Bassett with their excellent facilities and good schools. The property is exceptionally well located for schooling in Royal Wotton Bassett, Cricklade, Malmesbury, Marlborough College and Pinewood to name a few. The sporting opportunities in the area are extensive and include nearby by golf courses, club rugby, tennis and paddle courts, water sports and equestrian activities such as polo, eventing and hunting all in the locality.

DIRECTIONS (SN4 8DY)

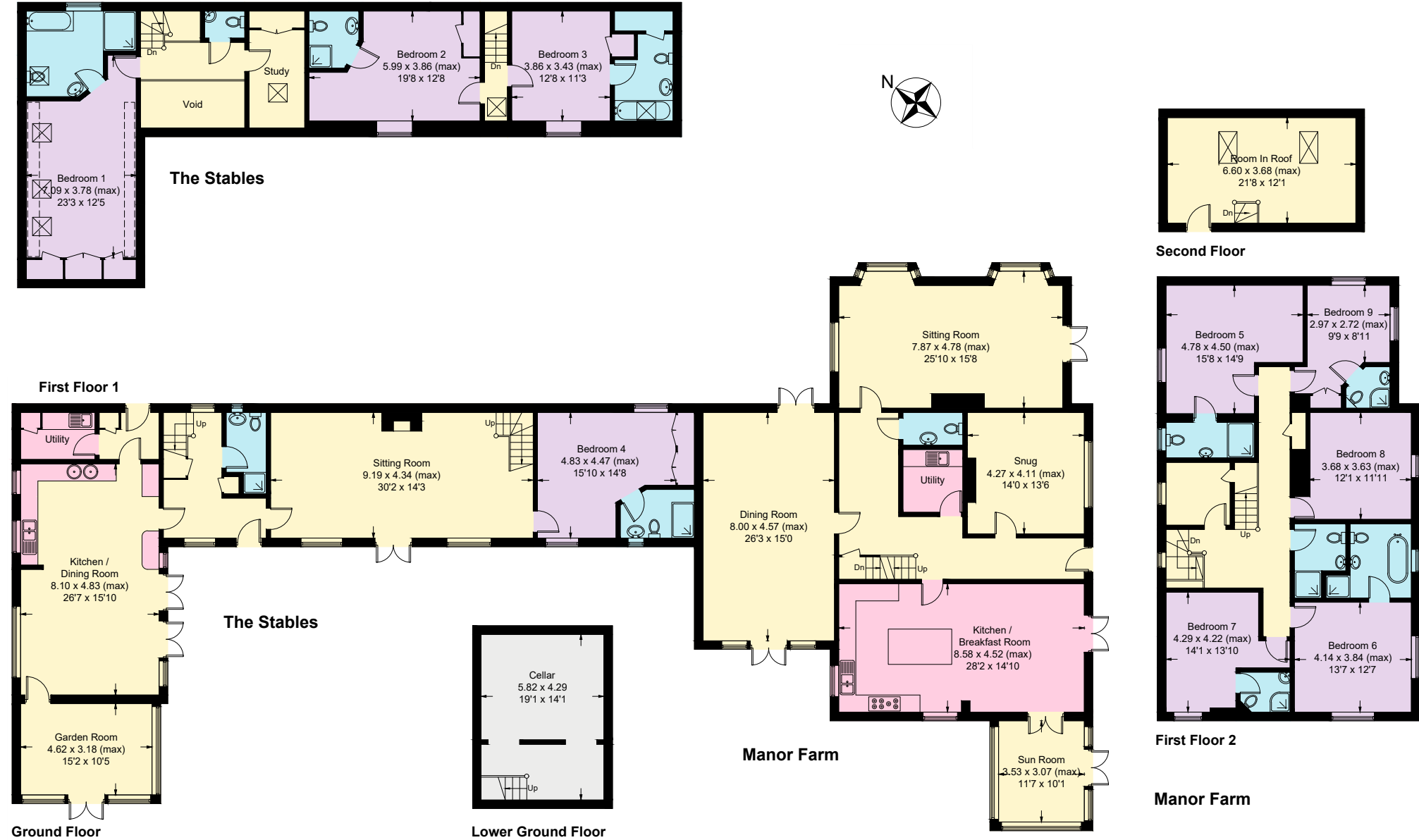
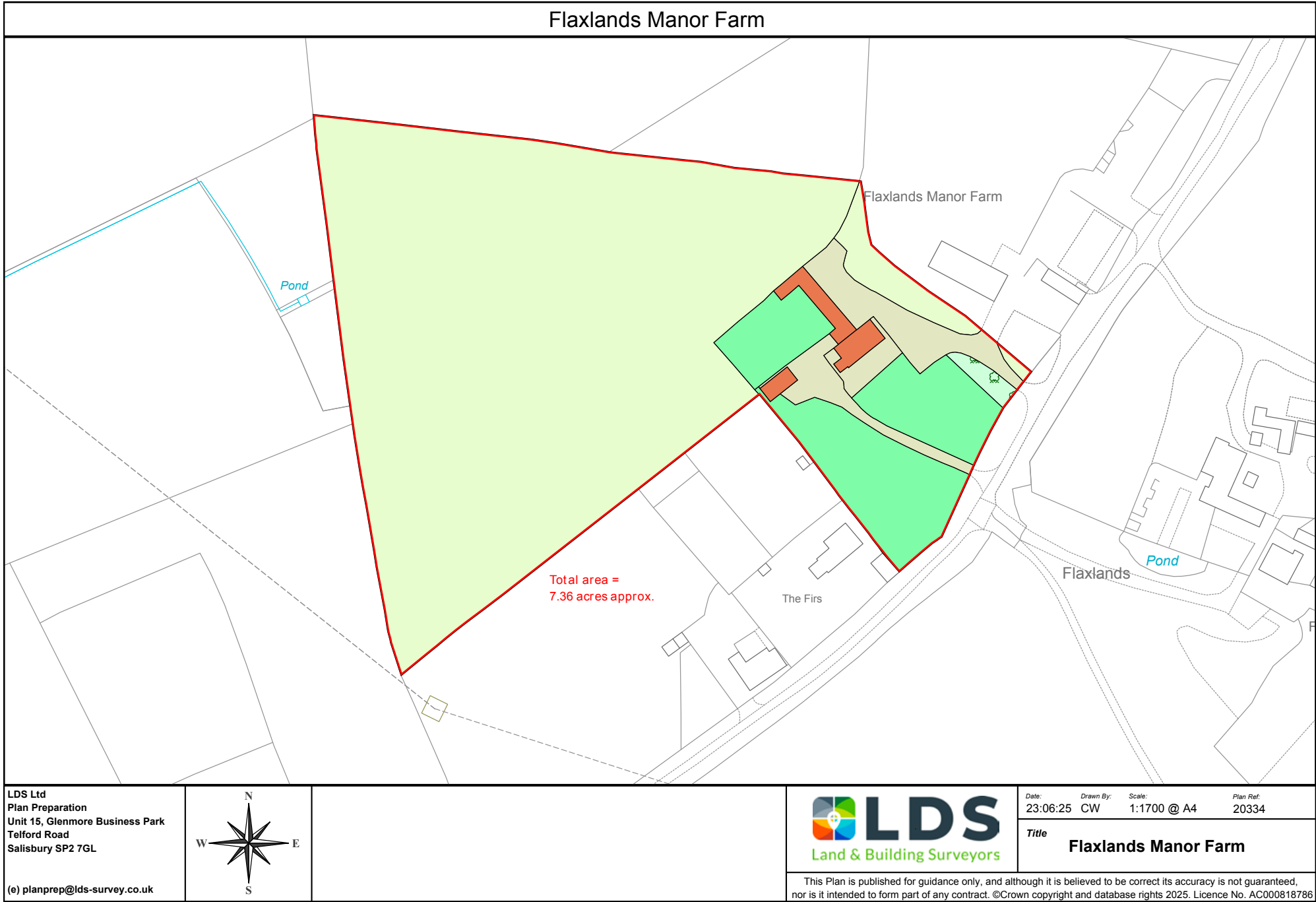
From J16 of the M4 (Swindon West) take the A3102 westbound towards Malmesbury, pass the playing fields and continue under the M4, then turn immediately right onto the B4696, then immediately right signposted to Flaxlands. Continue along the lane, up a small hill for about 3/4 mile and Flaxlands Manor Farm is on the lefthand side. First entrance with a five bar wooden gate.

What3Words: ///highlight.fuzzy.economie









We would be delighted
to tell you more.

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