



- Spacious Detached Four Bedroom Farmhouse
 - Large Lawned Garden with Wildlife Pond
- Superb Indoor Stable Barn with Six Monarch Loose Boxes ● Double Garage ● Pasture Paddocks
- Fantastic Location with Access to Good Outriding
 - Approx. 6.6 Acres In All

REF: EO8166

GENERAL AND SITUATION

Approximate Distances:

Southwick ½ mile • Trowbridge 3 miles • Bradford-on-Avon 5.5 miles • Bath City Centre 13 miles

A spacious four bedroom detached farmhouse set in approx. 6.6 acres with paddocks and a superb indoor stable barn, set in a highly desirable location with access to excellent out-riding.

The farmhouse is understood to have been constructed in around 1980 and it provides a lovely family home with high ceilings and good-sized rooms throughout. The property is ideally suited to private equestrian use with quality pasture paddocks and an extremely practical user-friendly stable complex with top quality Monarch loose boxes inside a covered barn. There is access to good hacking in the local area as the no-through lane, off which the property is set, leads into a bridleway.

Whilst rurally situated and enjoying a high degree of privacy, Hoddington Farm is well placed between Southwick and Wingfield. Southwick has a range of local amenities including a primary school, village pub, village hall, church and popular country park, whilst neighbouring Wingfield has a well-regarded primary school, church, pub and cricket pitch. Nearby Trowbridge provides a full range of shops, supermarkets and amenities whilst the Saxon town of Bradford-on-Avon is also easily accessible. The City of Bath lies about 13 miles to the north-west, famed for its Georgian architecture and Roman heritage with a wealth of cultural, business and recreational facilities. There are local rail stations in Trowbridge and Bradford-on-Avon.

THE RESIDENCE

A detached farmhouse understood to have been built in 1980 with oil fired central heating (a new boiler added in 2024) and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is via a **Porch** with a front door opening into a large **Reception Hall** from which stairs rise to the first floor and a door to the left leads into a **Cloakroom** with WC and wash hand basin.

The **Kitchen / Breakfast Room** is fitted with a range of modern built-in units with granite worksurfaces incorporating an electric double oven, hob with extractor hood, 1½ bowl stainless steel sink and a tiled floor. A door leads through to a **Rear Lobby** with an external door and access into the **Utility Room** which has built-in cupboards with hardwood worksurfaces, plumbing for washing machine, Belfast sink and oil fired boiler.

A separate **Dining Room** has two windows overlooking the garden and the main **Sitting Room** has a stone fireplace with open grate and double doors opening out to the garden.

On the first floor, the **Principal Bedroom** has an **En Suite Shower Room** fitted with a cubicle with mains shower, WC, wash hand basin and tiled floor.

There are **Three Further Bedrooms** and a **Family Bathroom** fitted with a panelled bath with shower over, WC, wash hand basin, built-in storage and tiled floor.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a no-through road through a double gated entrance with a private drive leading to a large **Hardcore Yard** providing plenty of parking and turning space.

There are front lawns and a detached **Double Garage** with two up-and-over doors.

The rear gardens are a particular feature of the property comprising a large expanse of lawn with a variety of ornamental trees and a **Wildlife Pond**. There is a separate **Vegetable Garden** behind the garage.

The superb **Covered Stable Barn** measures c. 60' x 50' (about 18.2m x 15.2m) steel portal frame with block walls, corrugated cladding and roof, set on a concrete base with light, power and water supplies. **Six Indoor Monarch Loose Boxes** - five c. 12 x 12' (about 3.6m x 3.6m) and One c. 16' x 12' (about 4.9m x 3.6m) plus a **Tack Room** c. 12' x 8'9 (about 3.6m x 2.7m).

There are **Two Adjoining Stores**.

The Land adjoins in very gently sloping pasture paddocks, enclosed with stock fencing and post and rail. There are hedges to some borders and water is supplied to field troughs.

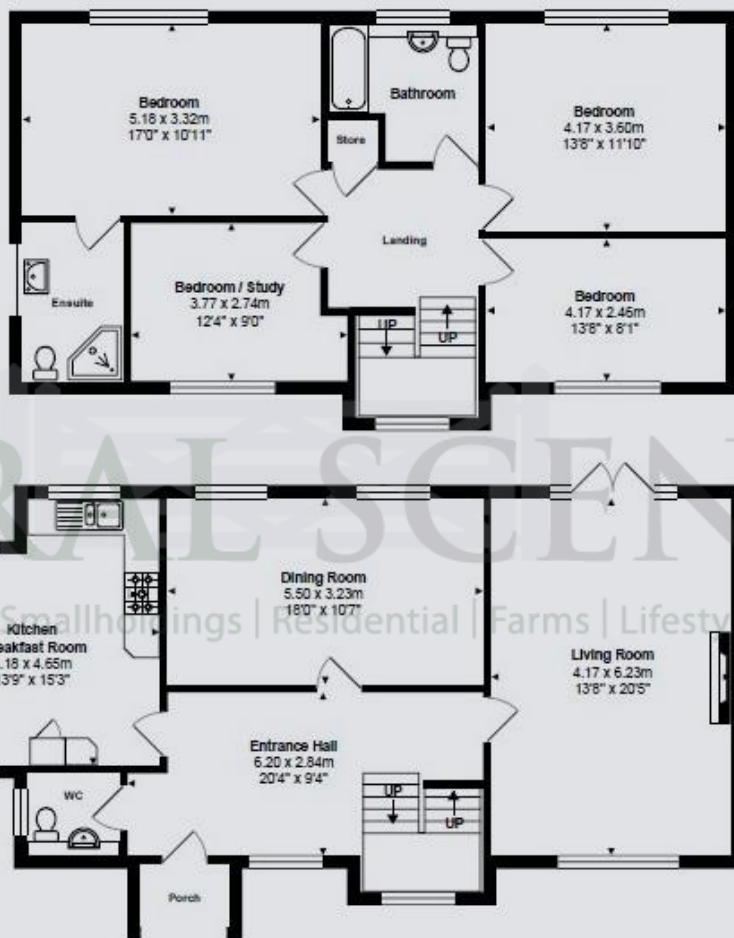
**IN ALL APPROX. 6.6 ACRES
(About 2.6 Hectares)**



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WILTSHIRE COUNCIL
Tel: 0300 4560100

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (new treatment plant installed 2019), OIL FIRED CENTRAL HEATING (new boiler 2024), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

From the A361 at Southwick turn north into Hoggington Lane, proceed for just under half a mile and Hoggington Farm will be seen on the left hand side.

what3words ///racks.useful.bunch

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Rural Scene have visited **Hoddington Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.