



📍 Little Marsh Farm Little Marsh, Semington, Trowbridge, Wiltshire, BA14 6JF

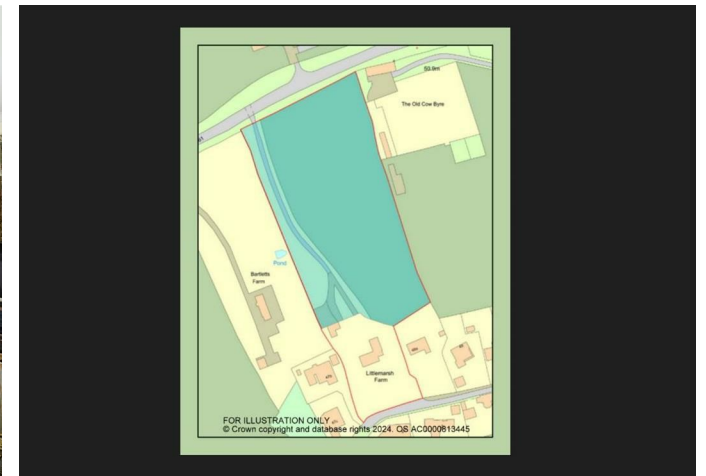
🏠 Guide Price £895,000

A beautifully situated 4 double bedroom family home set amidst splendid gardens and grounds amounting to just over 4 acres.

- A Wonderfully Appointed Village Family Home
- Beautiful Rural Setting
- Set In Just Over 4 Acres Gardens & Paddocks
- 2 Stables & A Hay Barn
- 4 Double Bedrooms
- 2 Reception Rooms
- Triple Aspect Kitchen/Breakfast Room
- Double Garage & Ample Parking
- Tranquil Hamlet Near The K&A Canal

🏡 Freehold

🏠 EPC Rating E



An attractive and highly desirable family home located in a tranquil setting, with splendid gardens to the front and side, and paddocks and stables to the rear. In total the whole plot amounts to 4.1 acres and would be an ideal home for anyone with equestrian interests or simply wanting their own rural retreat and space around them.

Built in 1976 and extended later in the 1980s, Little Marsh Farm has been owned since new by the same family and is a rare gem that combines a generous family home with a good layout, wonderfully well tended formal gardens with additional land to graze animals on. It is set down the end of a 'no through' lane within the popular hamlet of Little Marsh of the edge of Semington. Internally, the house is light and bright with a decent sized entrance hall (with wood block flooring and downstairs cloakroom), leading off to a stunning 23ft refitted kitchen/dining room with granite worktops, a 'Neff' double oven and an integrated dishwasher and fridge. There is a dual aspect sitting room with bay windows front and rear and an open fireplace with a 'Minster' stone surround. In addition there is a flexible study/family room and a useful utility room with stable door and a further door into the large double garage with light, power and twin up and over doors. The galleried first floor landing has a window taking in the fine views that surround this home and access up to a part boarded loft space with potential for conversion (subject to building regs). There are four double bedrooms with the principal bedroom enjoying both a dressing area and en suite. There is a family bathroom and an additional en suite to bedroom 2.

The property is approached up a long driveway to a circular planted island, with extensive lawns to the front and side of the house alongside mature specimen trees and well stocked beds. To the rear is further parking, two stables and a small hay barn. A 5 bar gate then opens to a track up the main road alongside a large paddock.

Situation

The property occupies a lovely position up a no through lane in this small hamlet on the edge of the popular village of Semington. The village itself has an excellent primary school, a church and a thriving public house. The village hall has a post office open 9-12 mon-thurs, it has a bar and does skittles and classes. The property has fantastic access to the famous Kennet and Avon Canal. The nearby county town of Trowbridge is only four miles away and offers three secondary schools, shopping centres, two leisure centres, a train station, whilst the world heritage city of Bath is only 15 miles away and offers more comprehensive facilities. There are excellent private schools including King Edwards, Prior Park and Monkton Combe in Bath, and the well respected Daunsey's School in West Lavington. The mainline train stations of Westbury (7 miles) and Chippenham (10 miles) offer links to London Paddington. A useful website for Semington is: <http://www.semington-village.co.uk/semington-village-hall>.

Property Information

Council Tax: Band F

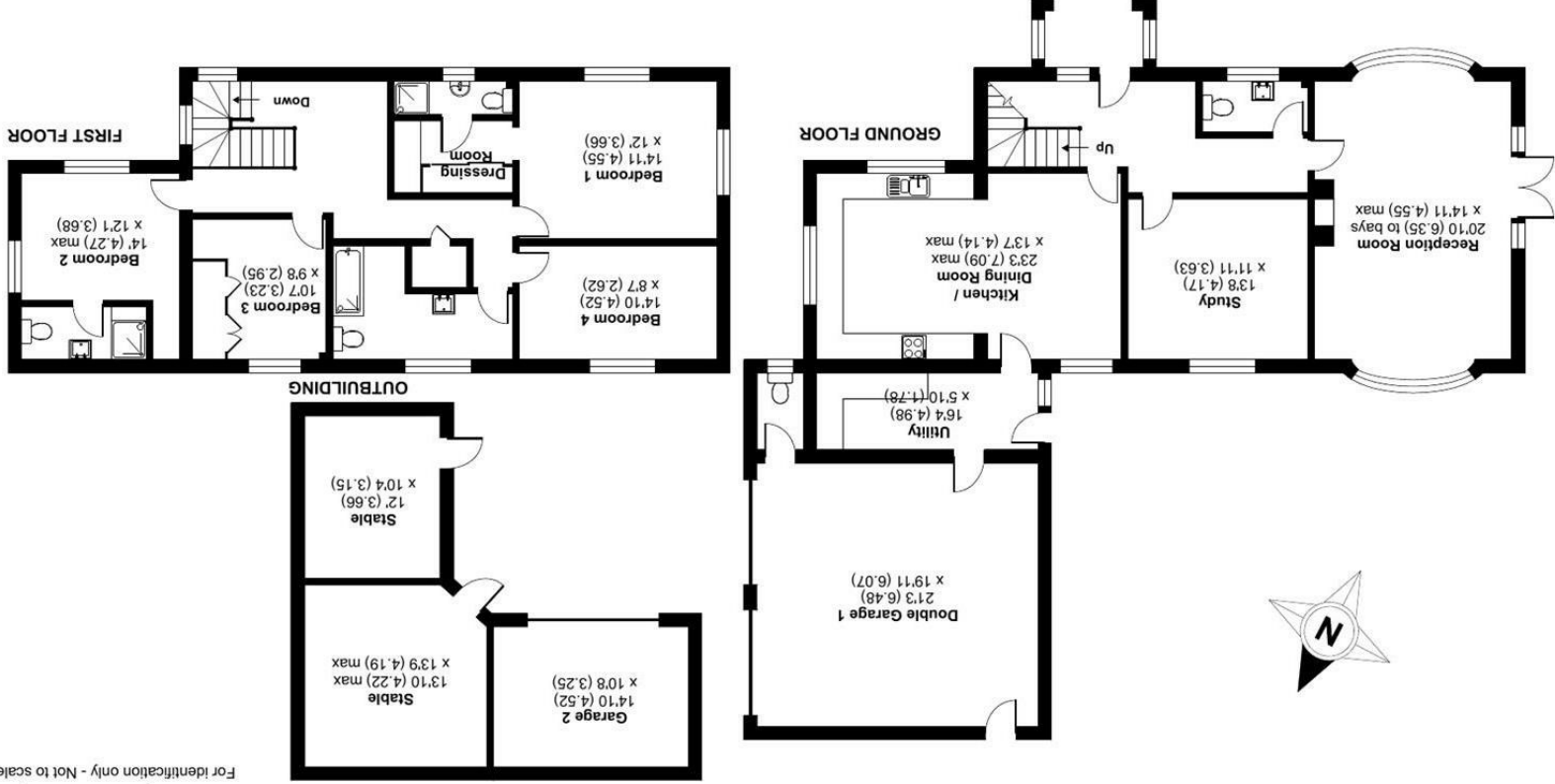
Services: Mains water, electricity and drainage. Oil fired central heating.

Agents Note: Please note there is an overage on the rear paddocks highlighted in blue on the plan in the sale particulars (this does not apply to the residential area or garden). The overage has an uplift clause for 35% over a 30 years term should planning permission be implemented for residential housing on this rear paddock land.



Little Marsh, Semington, Trowbridge, BA14

Approximate Area = 2191 sq ft / 203.5 sq m
Garage = 608 sq ft / 56.4 sq m
Outbuilding = 318 sq ft / 29.5 sq m
Total = 3117 sq ft / 289.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Strakers. REF: 1120996

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.