

Rowde Wiltshire



An aerial photograph of a vast, lush green meadowland. A winding stream flows through the lower portion of the image. In the middle ground, a large, multi-story house with a red roof is visible, surrounded by trees and a driveway. The landscape is divided into fields by stone walls and hedgerows. In the far distance, a small town or village is visible under a clear sky.

HOLLY HOUSE ROWDE DEVIZES WILTSHIRE SN10 1SY

PEACE AND TRANQUILITY -
A VERY COMFORTABLE FAMILY HOUSE
WITH OUTSTANDING VIEWS AND
ATTRACTIVE MEADOWLAND WITH A POND.

- A Haven For Wildlife!
- 17 Acres of Meadow, Gardens, Ponds And A Stream
- 5 Bedrooms 3 Bathrooms (2 En-Suite)
- 3 Reception Rooms
- Self-Contained Annex
- Excellent Garaging For Three Cars
- Ample Parking

DESCRIPTION

This is a hugely appealing property; Holly House probably dates from the 19th century although it has been considerably enlarged. Its farmhouse character combines successfully with a practical layout that suits modern country living well. Set back from the country lane, it has great privacy with the principal accommodation having a southerly aspect over its own land and the surrounding open countryside. A detached garage provides space for three cars and a self-contained annex provides generous, useful ancillary accommodation.

The grounds are a delight. More formal garden areas by the house incorporate a pond surrounded by lawns and borders; immediately by the house is a wide paved terrace. Gateways lead from the garden to the land which comprises a large meadow with mown paths that have created brook-side walks to enjoy wildflowers and an array of wildlife. Alongside the house there is a small paddock with a pond and direct access onto The Common.



SITUATION

The property is located along a wide-verged country lane, amidst open countryside about a mile out of the village. Rowde has a range of facilities including the popular George and Dragon public house, a village hall, tennis court, football/cricket fields and St. Matthew's Parish Church. There is also an excellent C of E Primary School. More comprehensive facilities can be found in the nearby market towns of Devizes and Chippenham (mainline rail service to Paddington - 75 minutes). Good road links provide easy access to Bath and Swindon and via the M4/A303, London and the West Country.

There is a good choice of state and private schooling in the area (Dauntsey's, Marlborough College, St Mary's Calne) and those with an interest in country and leisure pursuits are well catered for too with good riding and walking in the locality.

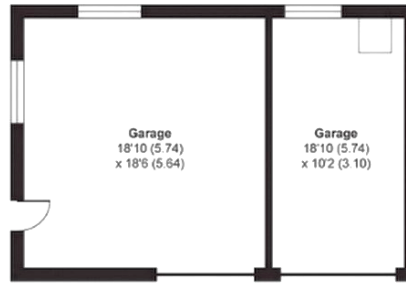
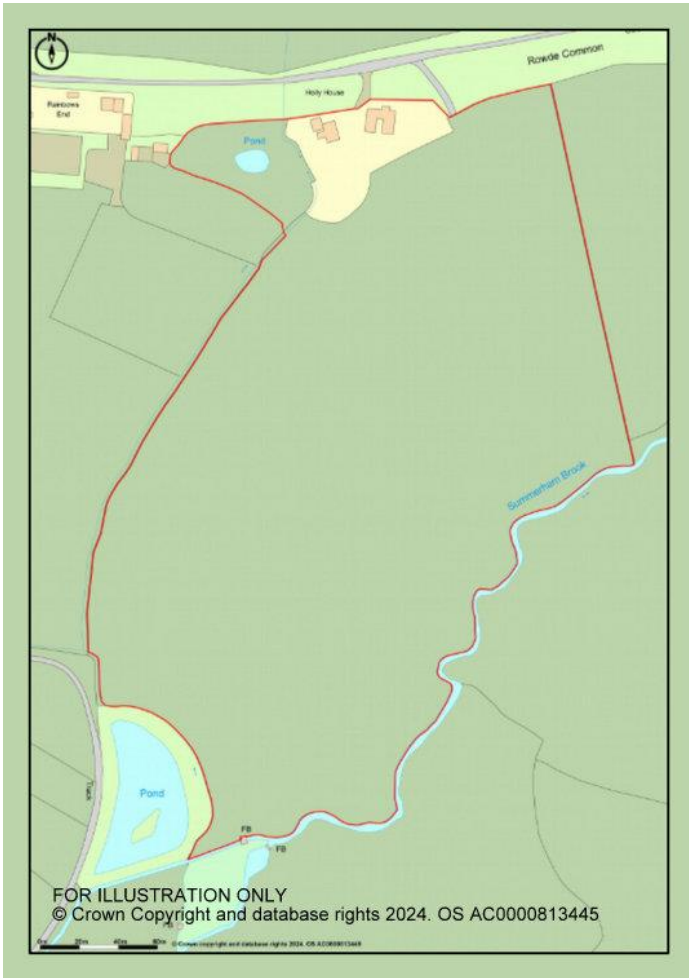
PROPERTY INFORMATION

Tenure: Freehold
Council Tax Band: G, Annex A.
Services: Mains water and electricity.
Private drainage. Oil fired heating.

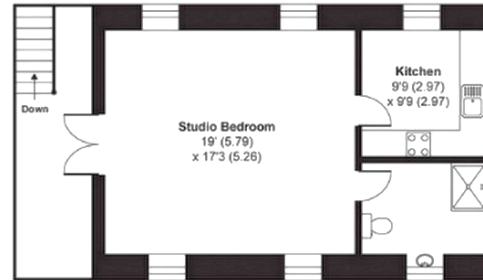
Note: There is a public footpath along the property's south eastern boundary.
Personal interests: In accordance with the Estate Agents Act of 1979, the owner is a consultant of this firm.



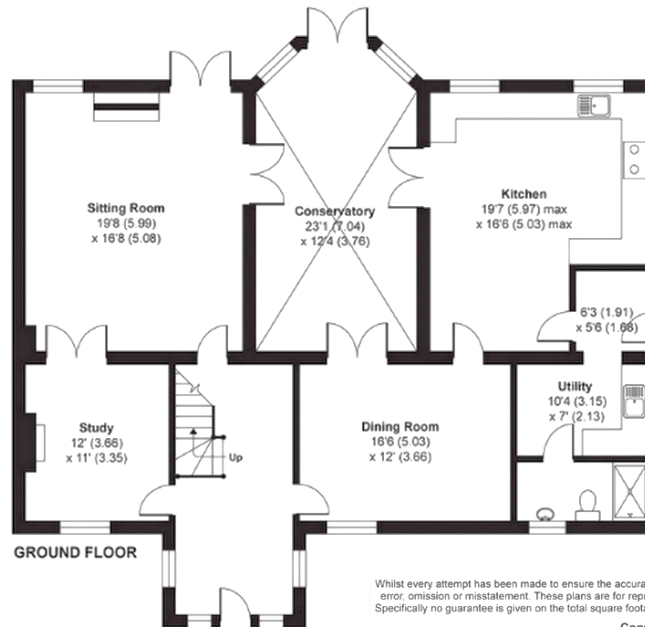




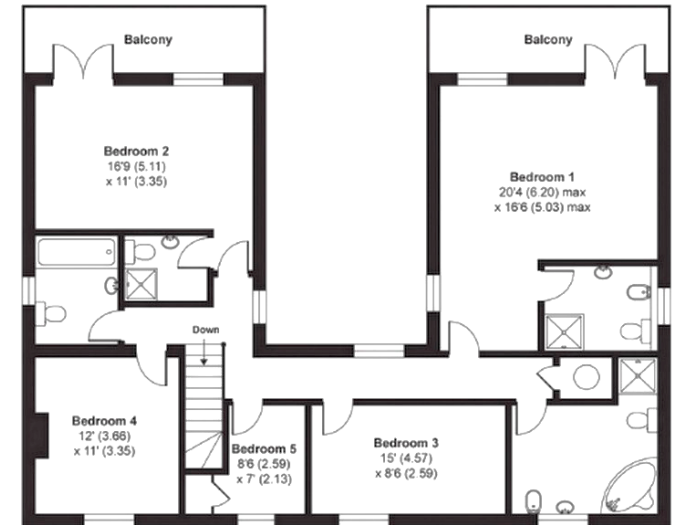
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Strakers REF : 490024

6/7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451

strakers.co.uk

- Chippenham
- Devizes
- Auctions
- New Homes
- Corsham
- Malmesbury
- Lettings
- Professional



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.





strakers