

Horton Wiltshire





HORTON MILL
HORTON
DEVIZES
WILTSHIRE
SN10 3NE

Guide Price £875,000

A PERIOD VILLAGE HOUSE OF GREAT
CHARACTER IN SPLENDID GARDENS AND
GROUNDS WITH AN ADDITIONAL LARGE
BARN

- Well Proportioned Characterful Accommodation
- 4 Bedrooms
- 2 Reception Rooms
- 2 En Suites + A Family Shower Room
- Formal Garden + Paddocks
- Large Barn With 3 Stables & Workshop
- Fabulous Rural Views
- About 2.6 Acres

DESCRIPTION

This is a charming semi-detached village house with handsome elevations, set in a splendid rural position. It enjoys formal gardens, an orchard and enclosed paddocks that amount to just over two and a half acres. There are opportunities for riding out within the locality and the Marlborough Downs and Pewsey Vale provide wonderful walks right on the doorstep.

The spacious accommodation is set over 3 floors and there is plenty of period features to enjoy. The house is now of an age where some general modernisation is required, allowing buyers scope to update it to their own tastes and requirements. Internally, a welcoming entrance hall with tiled flooring and a downstairs WC, opens off to a dual aspect dining/family room to the right hand side, and to the left is a 21ft kitchen/breakfast room with an oil fired AGA, exposed beams and a tiled floor. Set off the kitchen is a conservatory with a flourishing vine and a useful separate utility room with a stable door. On the first floor is a spacious dual aspect sitting room with an exposed brick chimney with inset log burner. The main bedroom is also on this level and has a walk-in dressing room and en suite bathroom. On the top floor, are three bedrooms (two doubles and one single), a further en suite bathroom plus a family shower room.

Outside, the house is approached up a long driveway to 5 bar gates which open into a large driveway at the front of the house where there is ample parking. The grounds are lovely and private with more formal areas close to the house (with well stocked flower beds with an array of colourful plants), and less formal areas beyond including the fenced off paddocks, and an orchard with apple, pear, plum and cherry trees. Alongside the house is a large hay barn that currently provides storage and garaging – as well as 3 stables. It also has photovoltaic panels supplementing Horton Mill's electricity supply.

SITUATION

Horton is a sought-after village situated in the popular Pewsey Vale which is an Area of Outstanding Natural Beauty (AONB). Wonderful countryside walks, horse riding and bicycle rides are right on the doorstep as is the historic Kennet and Avon Canal. Horton is also in catchment for the excellent Bishops Cannings primary school in the neighbouring village. The historic market town of Devizes is approximately three miles to the west providing a more comprehensive range of shopping, transport and leisure facilities, schools for all ages and a thriving weekly market. The major centres of Bath, Swindon and Salisbury, and the country towns of Trowbridge and Chippenham, are all within a thirty mile radius. Dauntsey's school, Marlborough College and St Marys Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Pewsey, Chippenham and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: F / Council Tax Band: G

Located in an AONB (Area of Outstanding Natural Beauty).

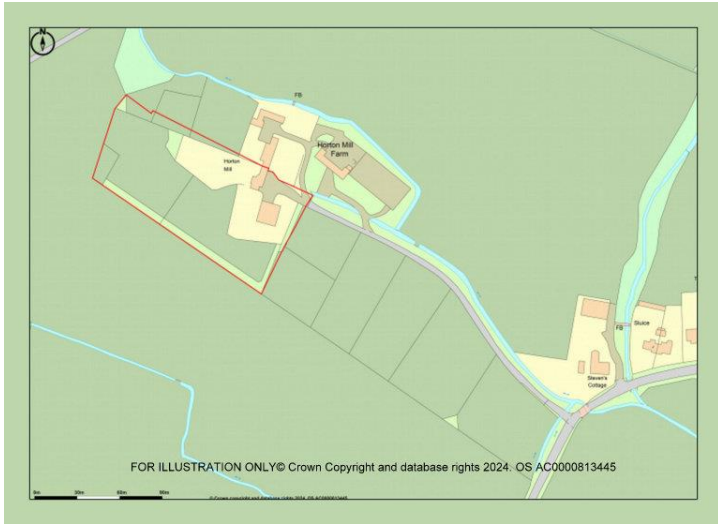
Services: Mains water, drainage and electricity. Air source heat pump. Solar panels (owned), providing supplementary electricity.

Agents Note: The main driveway is owned by the neighbouring home with Horton Mill having a permanent right of access. There is also a bridleway running around the perimeter of the paddocks.

In all about 2.6 acres



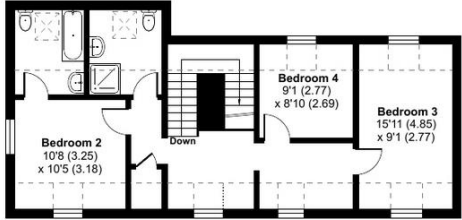




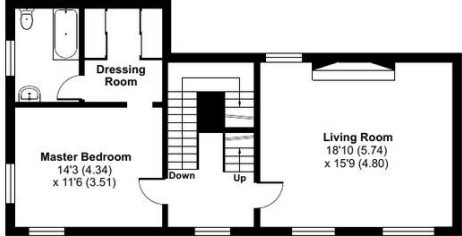
Horton Mill, Horton, Devizes, SN10

Approximate Area = 2210 sq ft / 205.3 sq m
 Limited Use Area(s) = 257 sq ft / 23.8 sq m
 Outbuilding = 2292 sq ft / 213 sq m
 Total = 4759 sq ft / 442.1 sq m
 For identification only - Not to scale

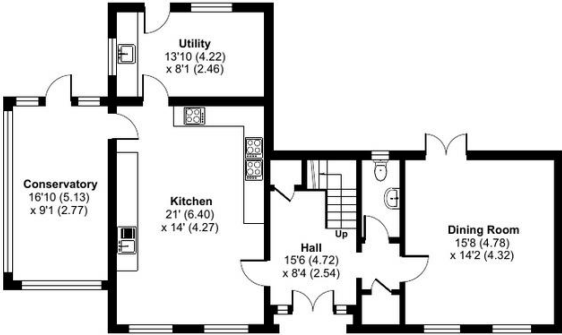
Denotes restricted head height



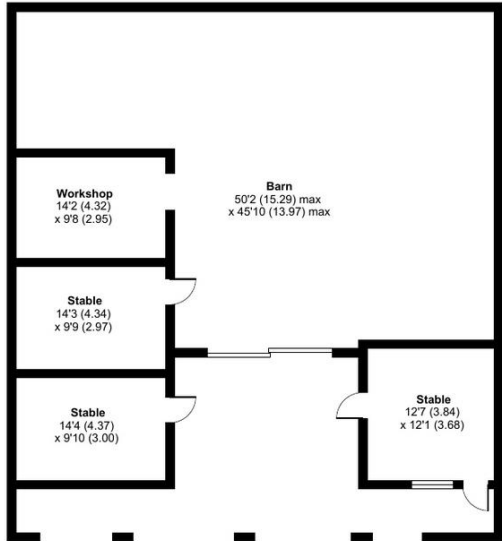
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Strakers. REF: 1166668

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