





📍 Eastfield House Plough Lane, Marston, Devizes, Wiltshire, SN10 5SR

🔗 Auction Guide £700,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 15
- Guide Price £700,000+

🏠 Freehold

📊 EPC Rating





LOT 15  
FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £700,000+

Attractive 4 bedroom farmhouse in rural location set in about 4 acres of gardens and paddock. In need of modernisation.

Parts of this Grade II listed house date back to the 15th century and it has a wealth of character features that include exposed timber and brickwork as well as fireplaces. It has mains electricity, water and drainage as well as oil heating.

The accommodation comprises on the ground floor; entrance hall with store off, living room, sitting room, dining room, inner hall, kitchen, utility, cloakroom and covered patio. On the first floor; landing, 4 bedrooms and family bathroom.

Externally, the house sits towards the front of the plot with a front lawn. At the side is a courtyard with ample space for parking and a double garage and track access to the paddock at the rear which measures about 3.5 acres and would make an ideal pony paddock.

At the rear of the house is an enclosed garden mainly laid to lawn. The gardens are all overgrown at present but provide great scope to landscape into a wonderful space.

The extent of the property is shown edged red for identification purposes only on the aerial photo.

#### Situation & Description

Attractive 4 bedroom farmhouse in rural location set in about 4 acres of gardens and paddock. In need of modernisation.

Eastfield House occupies an attractive and unspoilt rural setting in a small sought after hamlet. Marston is close to the village of Worton which has a public house and a primary school and lies four miles south west of the market town of Devizes which has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town, there is a swimming pool, cinema, schooling for all ages, museum and thriving twice-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 Chippenham, Pewsey and Westbury.

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What3Words/// bakers.strutting.firmer





Total area: approx. 226.0 sq. metres (2432.6 sq. feet)

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