

Marston

Wiltshire



A Georgian village house of immense character with lovely grounds and a superb annexe

MANSION FARM HOUSE CLOSE LANE MARSTON WILTSHIRE SN10 5SN

- A Fine Grade II Listed Period Home Set In Glorious Gardens
- Five Bedrooms In The Main House
- Superb Living Space With Good Natural Light
- Stylish Triple Aspect Refitted Kitchen/Breakfast Room
- Two Refitted Shower Rooms & A Beautiful En Suite Bathroom
- Good Sized Utility/Cellar
- Self-Contained Two Bedroom Annexe
- Gated Private Drive
- Double Garage & Open Fronted Barn
- Wonderful Countryside Walks & Cycle Rides On The Doorstep
- In All Just Under An Acre

Guide Price £1.5m



DESCRIPTION

'Mansion House Farm' is an incredibly handsome Georgian house, located in the beautiful rural village of Marston in Wiltshire. The original mid-18th Century façade has been sympathetically added to over the years to create a generous home with over 2500sqft of accommodation arranged over several levels in the main house, supplemented by a charming 2 bedroom self-contained detached annexe within the grounds. The majority of rooms are dual aspect and take in fine views over the immaculate gardens. On the ground floor a welcoming entrance hall with downstairs cloakroom, has steps up into a splendid living room with a log burning stove. The 27ft flexible sitting/dining room has exposed wooden flooring and is open plan to a magnificent garden room with a large atrium skylight. There is a generous bespoke kitchen/breakfast room with natural stone flooring, quartz worktops, a walk-in pantry and a range of quality integrated appliances. A useful cellar/utility room provides extra storage. On the first floor, four immaculately presented characterful bedrooms are complemented by a refitted shower room and a luxurious en suite with attractive floor tiles, a roll top bath and walk-in double shower. A further double bedroom and en suite occupies the second floor. Outside, double gates open onto an expansive driveway providing ample parking and leading to a detached double garage with attic storage. Attached to this is a charming 600sqft 2 double bedroom annexe that is ideal for either dependant relatives or as a Holiday Let that could provide an income stream. A wonderful barn with oak pillars provides the perfect spot for any outdoor eating/entertaining. The private south facing gardens have been lovingly cultivated and transformed by the current owners and are a notable feature of this home. This garden is a true delight with generous lawns, well stocked colourful borders and well-kept topiary. There are fruit trees, a wild flower area, a lovely summer house overlooking a pond and various secluded seating areas.

SITUATION

The property occupies an attractive and unspoilt rural setting in the small sought after hamlet of Marston, just on from the delightful village green. 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 historic market town of Devizes. Devizes has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town, there is a swimming pool, theatre, schooling for all ages, a 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 Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey 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

Services: Oil fired central heating. Mains drainage, water and electricity are all connected. EPC Ratings: Main House: E / Annexe: G

Tenure: Freehold / Local Authority is Wiltshire Council / Tax Band G. Located in a Conservation Area, the property has a number of trees with TPOs.







Mansion Farm House, Close Lane, Marston, Devizes, SN10

Approximate Area = 2549 sq ft / 236.8 sq m (excludes barn)

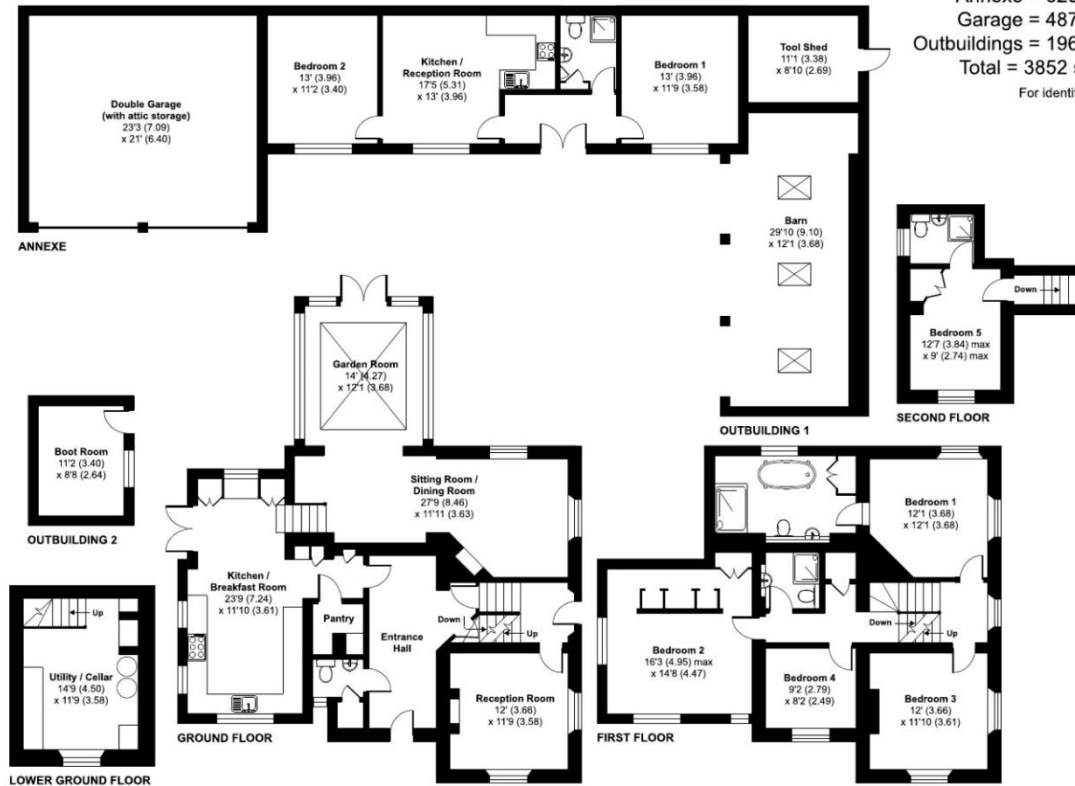
Annexe = 620 sq ft / 57.6 sq m

Garage = 487 sq ft / 45.2 sq m

Outbuildings = 196 sq ft / 18.2 sq m

Total = 3852 sq ft / 357.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1280621



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