

Symonds  
& Sampson



# Manor Farm House

Chicklade, Hindon, Wiltshire



# Manor Farm House

Chicklade

Hindon

Wiltshire SP3 5SU

An attractive and substantial period stone farmhouse requiring modernising with walled garden and orchard in about 1.5 acres.



- Period stone farmhouse of about 3300 sq ft.
  - 6 bedrooms over 3 floors
  - In need of modernisation throughout
- South facing walled garden & orchard to the rear
  - No onward chain

Guide Price **£595,000**

Freehold

Sturminster Sales

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## THE DWELLING

Manor Farm House is a period stone house with an attractive south-facing front facade. The principal reception rooms have high ceilings, large windows and lovely proportions with good kitchen and utility space to the rear. There are three large bedrooms on the first floor to the front with a bathroom and single bedroom to the rear and two further bedrooms and a large playroom on the second floor. There are some attractive features such as large windows with shutters, fireplaces and wooden floors but the house does now require a significant programme of modernisation but provides an ideal opportunity for an incoming buyer to put their own stamp on it and create a superb family home.

## ACCOMMODATION

See floor plan but in brief:

Cellar

Ground floor - Sitting room, dining room, family room, kitchen/breakfast room utility room, rear hall, shower room, store.

First floor - 3 double bedrooms, single bedroom, bathroom.

Second floor - 2 bedrooms, playroom.

## OUTSIDE

The property is approached via a drive and wooden five-bar gate to an area of parking for a number of cars. The attractive walled garden is large and to the south and west of the house, wrapping around to the rear. A gate in the rear wall gives access to the orchard. The house stands in outside space of garden, drive and orchard measuring about 1.5 acres.

To the north east of the house are two traditional barns - a stone and timber clad barn and brick built former stables.

## SITUATION

Chicklade itself is linear and has a petrol station and shop for everyday produce whilst the nearby village of Hindon, approximately 1 mile, has a Post Office, Church, Doctors Surgery, Primary School, two Pubs and Nursery School. The Cathedral city of Salisbury is approximately 17 miles and has a wide range of cultural and shopping facilities, secondary schools and a railway station with links to London Waterloo and the West Country. Tisbury station just 4 ½ miles away is on the same line.

## DIRECTIONS

What3words:///stood.tangent.spirit

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

## MATERIAL INFORMATION

Standard & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: G

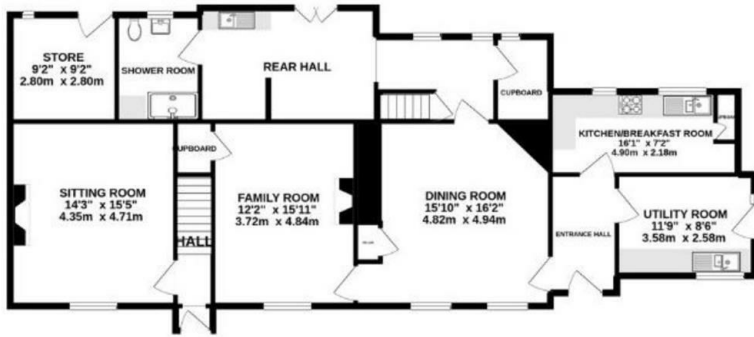
Restrictive Covenants: TBC

Agents Notes: TBC

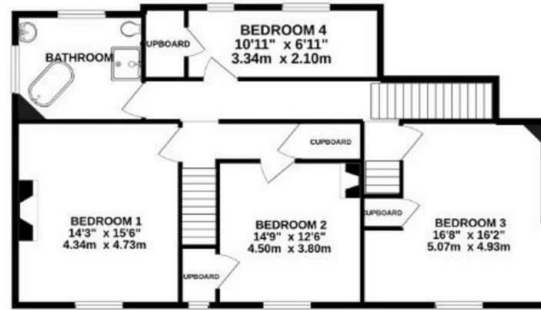
Rights of Way: TBC



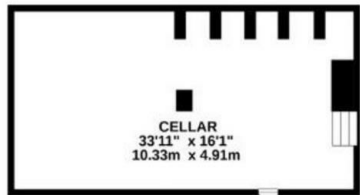
# Manor Farmhouse, Chicklade, SP3 5SU



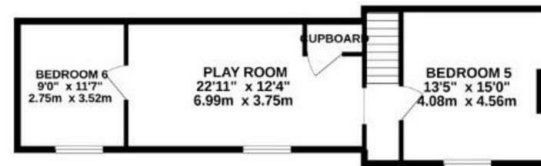
Ground Floor



First Floor

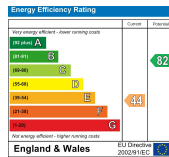


Basement



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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