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Shrivenham Road, Swindon SN3 4RT

£700,000

****NO ONWARD CHAIN**** ATWELL MARTIN are delighted to bring to market Longleaze Farmhouse, a beautifully presented DETACHED GRADE II LISTED, 4 BEDROOM, THATCHED COTTAGE located on the outskirts of South Marston. Filled with character, including exposed beams, rolltop bath and three fireplaces (two with bread ovens) a priest hole and a well. A large south facing rear garden with Orchard and two workshops and outbuildings. There is also further land to the side and rear of the property. This well positioned chocolate-box cottage with plentiful land is not to be missed.



Situation

Longleaze Farmhouse is situated on the outskirts of South Marston. South Marston is a popular village situated on the Eastern edge of Swindon and has 2 Public Houses, an Ofsted rated 'good' Primary School / Pre-School, a Village Hall and Church. The Ofsted excellent rated Faringdon Community college is only a fifteen minute drive away, plus local Supermarket and Retail Parks. A good road network offers direct access to the M4 Motorway via the A419 and access to the A420. Trains to London Paddington from Swindon Central take approximately 55 minutes.

The Property

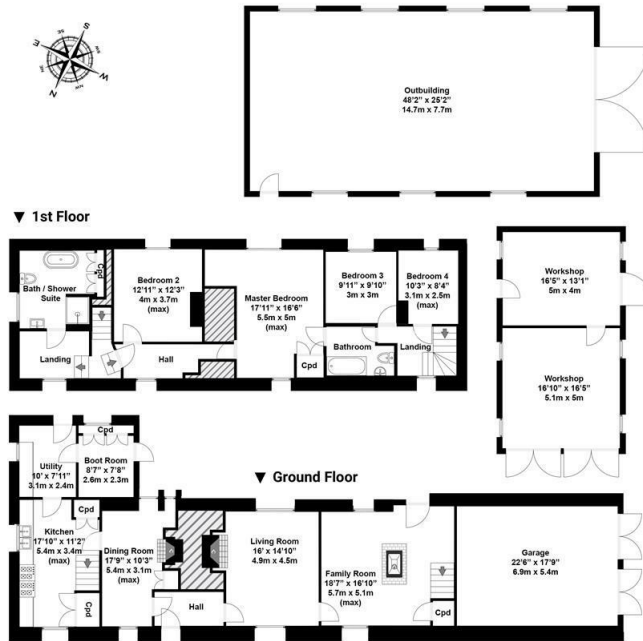
Ground Floor comprises of; Entrance Hall, Dining Room with Inglenook Fireplace with Breadoven, Kitchen with Aga and Staircase to First Floor, Utility Room and Boot Room, Access to Rear Garden. Living Room, again with Inglenook Fireplace and Breadoven, Dual Aspect with Two Bay Windows with Seating. Family Room with Third Fireplace, Access to Rear Garden and Staircase to First Floor.

To The First Floor; Light and airy Landing, allowing access to Bedrooms 3 and 4, which both overlook the Rear Gardens. Jack And Jill Bathroom, taking you through to the Master Bedroom which is Dual Aspect and has a Priest Hole. Bedroom 2, again benefiting from views of the Rear Garden. Second Bathroom, a Four Piece Suite including Roll-top Bath. Second Landing with Staircase to Kitchen.

Adjoining Double Garage.

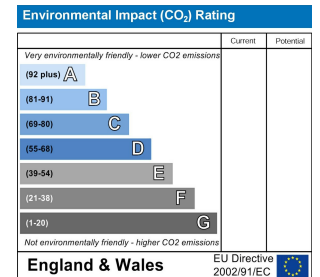
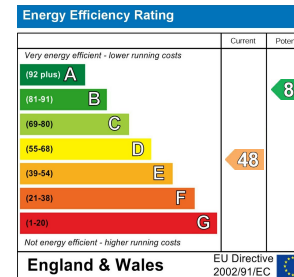
The Gardens, Outbuildings and Land

A large wrap around garden. To the front of the property it is mainly laid to lawn, with driveway space. Similarly, the rear garden which is south facing is mainly laid to lawn, with a small patio space encompassing a Well. Various sheds at the rear of the grounds. Adjacent to the property there is a well matured Orchard comprising a variety of trees, providing plentiful fruit. Two large workshops, with electricity. Additional land to side and rear of the property, which could be used for animals, vegetable patches or as just additional land. Total plot size including house and outbuildings approx 1.4acres.



Gross area approx: 4139 sq ft / 384 sq m
Main building approx: 1468 sq ft / 136 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

