



📍 Old Chapel Farm 5 Marsh Lane, Cherhill, Wiltshire, SN11 8XT

🔗 Offers In Excess Of £750,000

A detached farmhouse with 3.3 acres, stables and outbuildings with scope for improvement, within a quiet rural location with few neighbours.

- For sale by online auction
- Thursday 29th August 2024
- Detached farmhouse in about 3.3 acres
- Stables, outbuildings and tennis court
- Rural location
- 3/4 Bedrooms and 2 bathrooms
- 2/3 reception rooms
- In need of modernisation and improvement

🏠 Freehold

📊 EPC Rating



Old Chapel Farm is a modest, but attractive period farmhouse which sits within approximately 3.3 acres of gardens and paddocks with a range of outbuildings, double garage, stabling and a tennis court. Peacefully located down a rural lane, the property is bounded by farmland all around with few neighbouring homes. The land is level and ideally suited to equestrian use or for those seeking the 'Good life'.

The farmhouse, which has some character features and a nice feel, offers accommodation extending to around 2,075 sq.ft over two floors to include a large living room, separate dining room (possibly even the 'old chapel' boasting a high vaulted timber ceiling) and conservatory off, and a kitchen with Aga. Plus, a further ground floor reception room/bedroom 4 with nearby bathroom. On the first floor there are three further bedrooms and a bathroom. The house offers scope to extend (not listed) and update.

The gardens are now unkempt and overgrown as are parts of the land but offer great scope to be restored to good use. The tennis court is a relatively modern hard surface court. A range of useful modern outbuildings comprise; double garage, open fronted sheds and stores plus two stables.

#### **Situation**

The property is located in a quiet rural lane amidst farmland, close to the village of Cherhill, which is situated between Calne and Marlborough and is best known for the 17th century White Horse and Obelisk situated on the Cherhill Downs which is an Area of Outstanding Natural Beauty and owned by the National Trust. The area is popular with walkers who enjoy the beautiful countryside and farmland which surround this thriving village. The village boasts an eclectic mix of property including 14th Century thatched cottages, contemporary new build and individual self-built residences. With a church, village pub, primary school and village hall delivers a strong community feeling and is a great place to live.

Further shopping and leisure facilities can be found at Calne 2 miles, Devizes 9 miles and Swindon 12 miles with mainline railway station to Paddington (50 minutes) and M4 Motorway junctions 15 and 16. The historic market town of Marlborough is approximately 10 miles away, with many boutique shops, cafes, restaurants and leisure facilities. There is private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

#### **Agents Information**

Oil fired central heating. Mains water, Private drainage system.

The property sits just outside the AONB and is not within the village Conservation Area.

Wiltshire council tax band G.

EPC Rating - TBC

#### **Method of Sale**

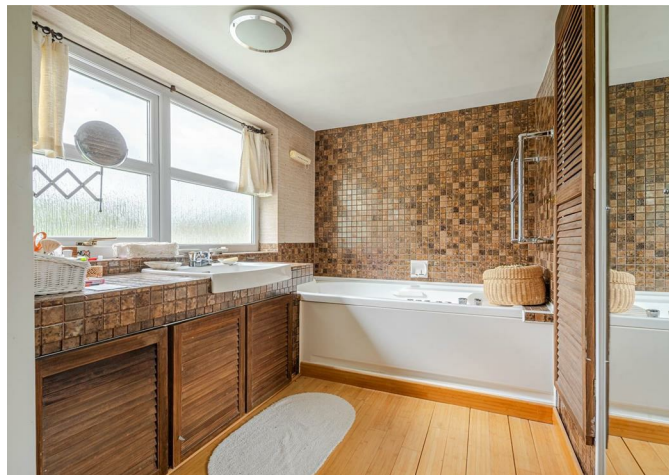
The property is to be sold by Auction on August 29th 2024. Strakers and James Pyle & Co are acting as Joint Agents and further information plus a Legal Pack can be obtained on request.

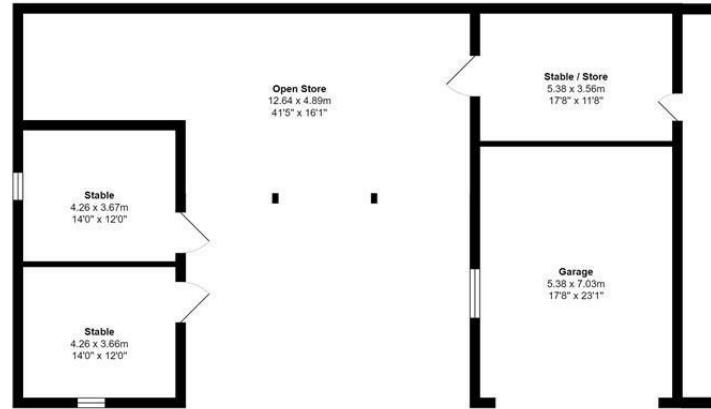
#### **Directions**

From Calne, head east towards Marlborough on the A4. Upon reaching Cherhill, take the first left into Marsh Lane and drive down the hill out of the village for about 1/2 mile and located the property on the left hand side, identified by its blue five bar gate.

SAT NAV SN11 8XT (approximate location)

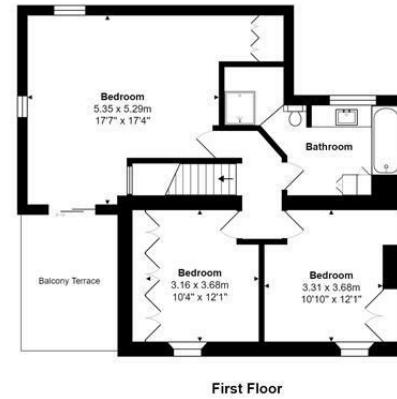
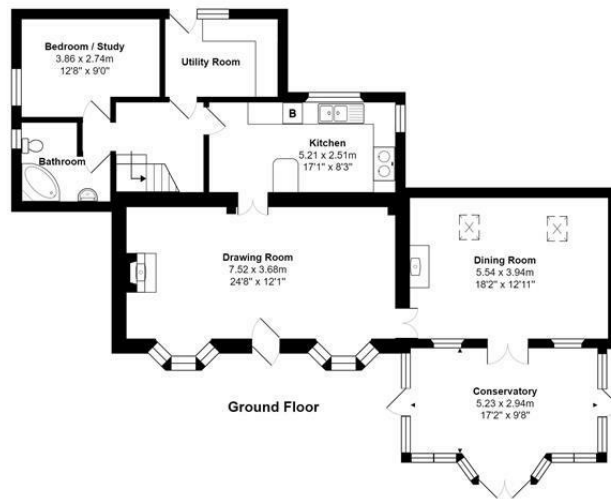
WhatThreeWords://shortens.fenced.showdown (Precise location)





House Area: 192.8 m.sq. ... 2075 sq.ft.  
Outbuilding Area: 146.5 m<sup>2</sup> ... 1577 ft<sup>2</sup>  
Total Area: 339.3 m<sup>2</sup> ... 3652 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.