



Vale View
12 West End Lane | Bishopstone | Wiltshire | SN6 8PX

FINE & COUNTRY

VALE VIEW

Vale View is a very special and unique family home tucked away in the most glorious setting in the sought-after village of Bishopstone.



Vale View is a super detached property in a wonderful location with over 4,200 sq. ft of generous and versatile accommodation including an attached annexe. It is beautifully and tastefully finished throughout to create a neutral and light home, with an impressive and flexible layout to suit most families.

The main house is a fantastic space with large areas for the family to gather together and smaller corners to relax or work. There is a stunning kitchen / dining / family room, two more reception rooms and a study on the ground floor. Upstairs, there is a fantastic principal suite with dressing room, adjoining office / bedroom, ensuite bathroom and separate wc. There are four more impressive double bedrooms, one with an ensuite and a family bathroom.

The annexe is truly superb and an extremely versatile addition to the property. With its own entrance, it can offer a fully independent and private space for a family member or visiting guests, adding a sitting room, kitchen, bedroom and shower room on the ground floor. An internal door means you can link it to the main house should you wish to integrate them and create a substantial and flexible 7-bedroom home. The outside space is an absolute delight. The large gated driveway offers ample parking and a charging point. The double garage has electric doors and access to the utility room and workshop. The rear garden is beautiful, bursting with colour and with a delightful countryside view to enjoy from the large decking area.

Despite its grand proportions, this home has a real warmth to it and has clearly been designed to be a joy to live in. This truly is an impressive and unique home in a super village location, with great schooling, countryside and amenities on your doorstep.

Step Inside Ground Floor

As you step through the front door, this property will both charm and wow you instantly, with a large hallway and central staircase leading to a galleried landing. Beyond the hallway you can glimpse the garden and beautiful countryside views from the kitchen, which form the backdrop of this wonderful property.

The whole home is finished to an exceptional standard and has been designed with a stunning open-plan kitchen / dining / family room to bring the whole family together, as well as cosier rooms to be tucked away from the hustle and bustle and find quieter corners to relax or work. With two separate reception rooms and an office, the layout is entirely flexible and lends itself perfectly to a busy family home.

There is a generous yet cosy sitting room with a wood burning stove and a wonderful view of the garden. The second reception is currently a gym but could also be a fantastic playroom, office or snug. Additionally on the ground floor there is a cloakroom, as well as a utility / boot room and workshop accessed via the double garage.

An internal door from the kitchen leads to the annexe which can either be completely self-contained or incorporated in to the main house.







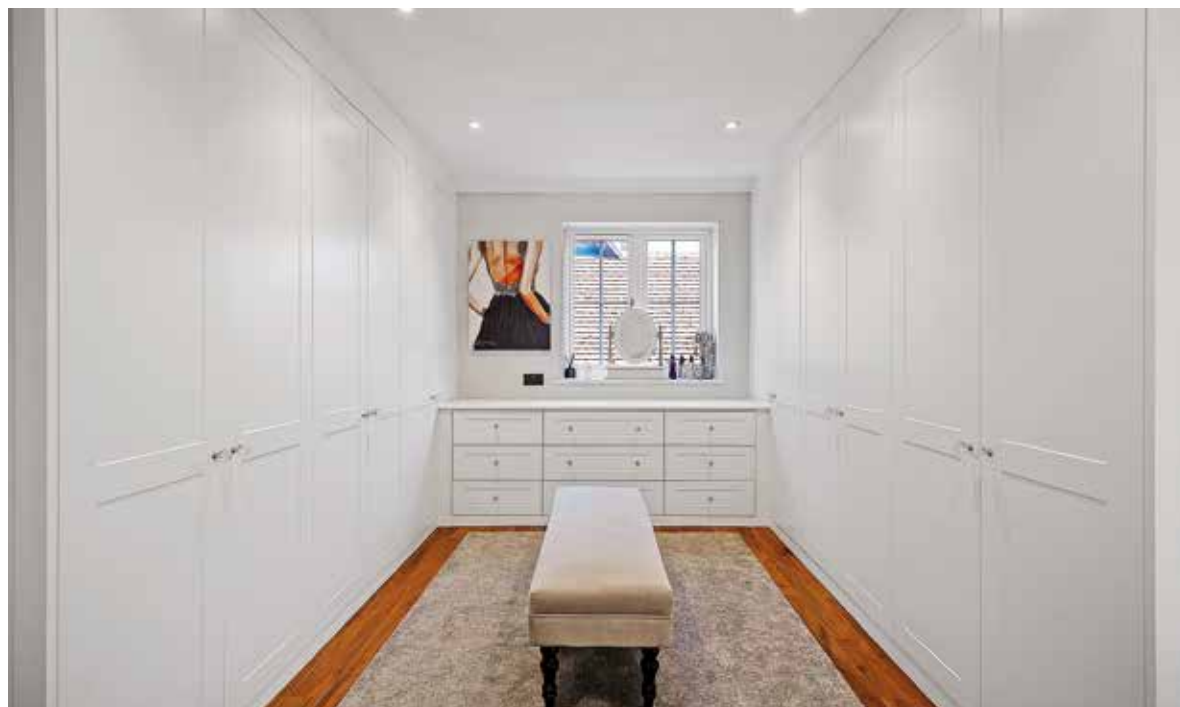


First Floor

The staircase from the hallway takes you to a light and spacious galleried landing looking down over the fabulous entrance hall. The quality continues throughout the whole of the upstairs, with all six bedrooms decorated tastefully and neutrally and the three bathrooms all modern and immaculate.

The primary suite is simply wonderful, with a large double bedroom enjoying the beautiful view, a separate dressing room, adjoining bedroom / nursery, ensuite bathroom and separate wc.

There is an ensuite guest room and a large dual aspect bedroom, which could equally be a great office / games room. From the landing, there is another sitting area which joins two more double bedrooms and the family bathroom.













Annexe

Adjoining the main house and linked by an internal door is the annexe. This part of the property can be completely self-contained as it has its own external door leading to a private garden space as well as its own access to the main garden. The annexe has a wonderful sitting room with patio doors to the garden, a fitted kitchen, double bedroom and a large shower room. This is a wonderful space and a great opportunity for multi-generational living or a secondary income. However, it has been designed so that the annexe can be integrated as part of the house adding a 7th bedroom and extra reception space to the main residence should you wish.







Step Outside

Vale View is perfectly positioned at the end of a quiet lane, set back behind a gated driveway with parking for 4 cars and an electric charging point. There is a large double garage with electric doors.

The rear garden is an absolute delight. There is a raised decking area across the back of the property, which is ideal for al fresco dining and entertaining or simply enjoying the beautiful countryside view beyond the garden. There is a large lawn area, perfect for keen gardeners and little explorers, as well as a variety of shrubs and trees offering colour and wildlife through the seasons.

To the side of the house is a courtyard garden, which could be used as a separate annexe garden. There is also a sunny space for a greenhouse and growing your own produce.





LOCATION

Bishopstone is a delightful rural village in an Area of Outstanding Natural Beauty in Wiltshire, peppered with unique and characterful homes and with a thriving community. The village is home to Helen Browning's Farm, The Royal Oak pub, an excellent pub serving great, local food, a village shop selling local produce and the beautiful St Marys Church dating back to the 12th Century.

Bishopstone has a small village Primary School and Nursery and Pinewood Prep School is just 2 miles away. There is a school bus from the village to the nearby Ridgeway Secondary School and Cokethorpe School, and it is also well placed for access to some of the County's most sought-after Independent Senior Schools.

The village is beautiful, centred around a pretty mill pond and chalk streams and you can access the extensive walks of the Ridgeway from your door. There is plenty more to explore and enjoy in the surrounding villages too. Bishopstone is a village where you can enjoy all of the peace, beauty and fresh air of the surrounding countryside, but the area has great transport links, with M4 motorway access just 3 miles from the village, and the A419 links to the M5. Swindon Station is approximately 5 miles away and with regular direct trains to London Paddington, Bath and Bristol.





Services, Utilities & Property Information

Mains water, drainage and electricity. Air source heat pump.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability - Superfast Fibre Broadband is available in the area

Construction Type - Standard - Brick

There is a double garage, gated driveway with

Local Authority

Swindon Borough Council

Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01608 619 919.

Website

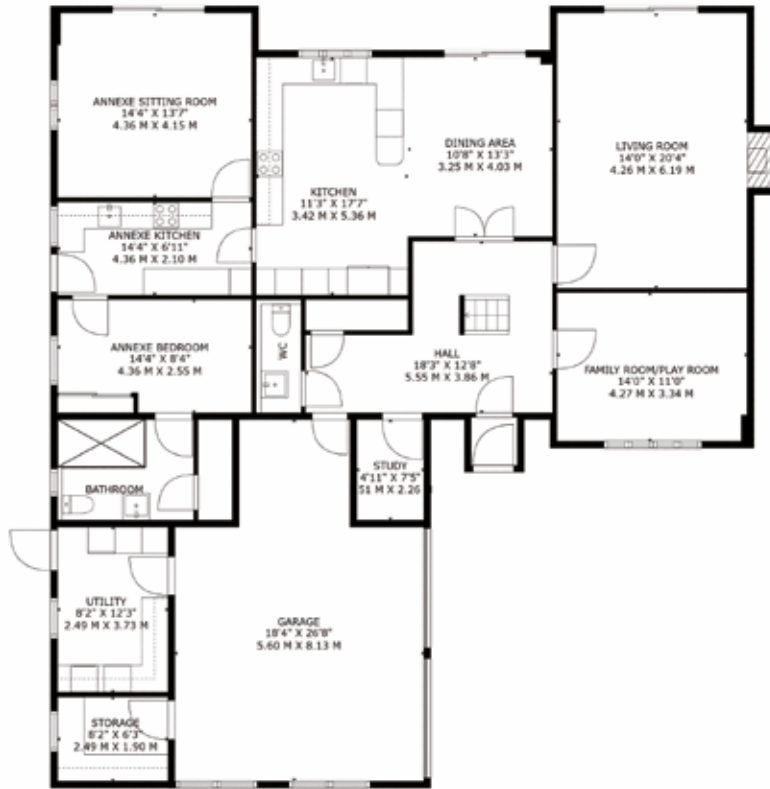
For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

Opening Hours:

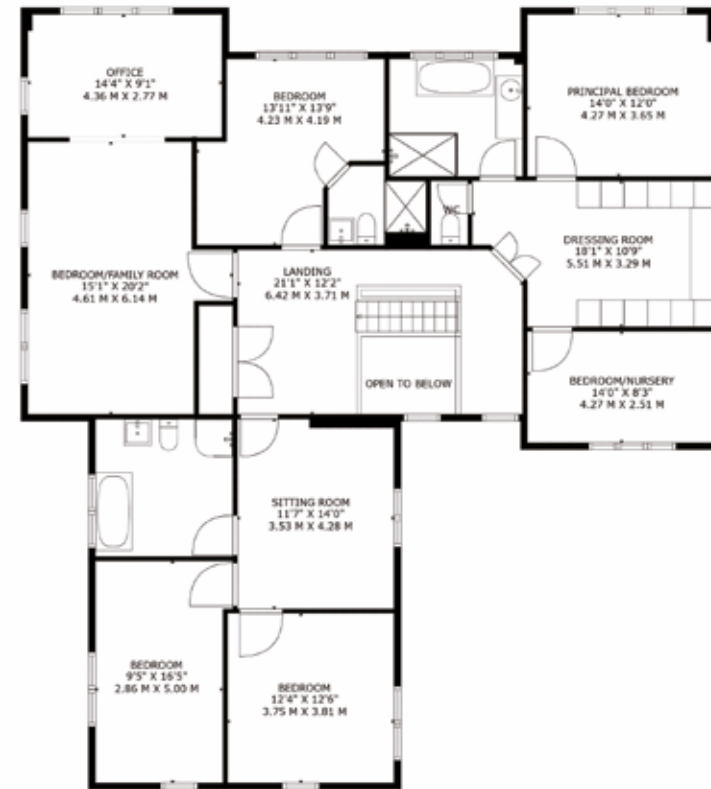
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	44 D	79 C
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 3657 sq ft, 340 m²
 OPEN TO BELOW & LOW CEILINGS: 131 sq ft, 13 m²
 GARAGE & STORAGE: 461 sq ft, 43 m²

OVERALL TOTALS: 4249 sq ft, 396 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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