



FARRIERS

Charlton St Peter, Wiltshire



AN IMMACULATE HOUSE SITUATED ON A NO-THROUGH LANE IN THE HEART OF A POPULAR PEWSEY VALE VILLAGE

Farriers is an exceptionally well-presented Victorian property
with light, flexible accommodation



Local Authority: Wiltshire Council

Council tax: Band F

Post Code: SN9 6EU

Services: Mains water and electricity. Private drainage and oil heating. Fibre optic broadband.

What3words: ///crumb.toasters.parrot

LOCATION

Farriers is an impressive family house situated on a quiet, no-through lane, in the heart of Charlton St Peter, a sought-after village 6 miles to the west of Pewsey.

Pewsey has a variety of shops and a mainline station with the market towns of Devizes and Marlborough being easily accessible. Trains to London Paddington are available from Pewsey with Junctions 14 and 15 of the M4 providing fast access to London and the West Country.

There are many well-regarded state and independent schools in the area including St Francis, Marlborough College and Dauntsey’s.

Distances: Pewsey 6 miles (Paddington from 60 minutes), Devizes 8.5 miles, Marlborough 12 miles, Hungerford 20 miles, Swindon 23 miles (Distances and times approximate).

THE PROPERTY

Farriers is an impressive Victorian property believed to date from the 1880’s with later additions; it is not listed. It has been extensively modernised by the current owners to create light, well-proportioned accommodation including a fantastic double aspect kitchen with island/breakfast bar.

The front door leads into a light, spacious sitting room with woodburning stove and bay window. There is an adjacent dining room with fireplace and snug/study. Both bay windows are argon filled and laminated. Doors from the conservatory lead onto a sheltered terrace which provides a secluded outdoor entertaining space. There is a useful cellar, good-sized utility/boot room and shower room.

On the first floor there are four bedrooms and a family bathroom with the principal en suite bedroom being south-facing. Subject to planning it may be possible to convert the attic into additional accommodation.





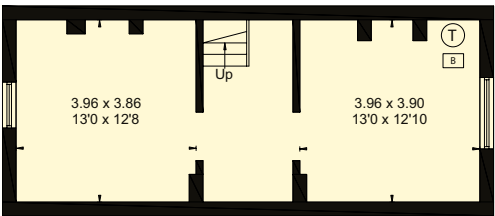
The beautiful rear garden is mainly laid to lawn with well-stocked borders and a variety of shrubs and plants including box and lavender. A gravel path leads to vegetable beds. The double garage has an electric door and rear access into the garden. Steps from the drive lead up to the front door.

Agent's note: the garden shed may not be included in the sale.

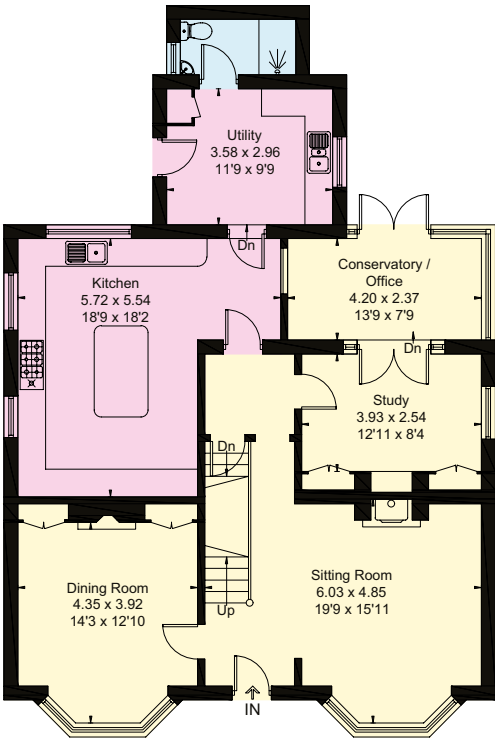
VIEWING

Viewing by prior appointment only with the agents.

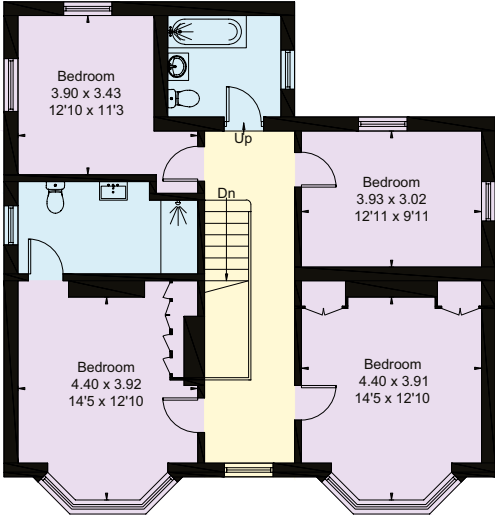
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



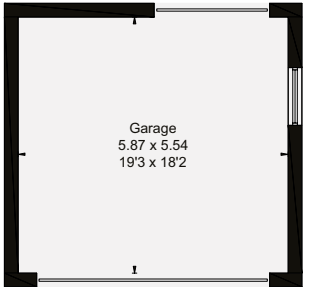
Cellar



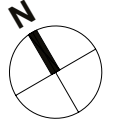
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = = 207.3 sq m / 2,231 sq ft
Cellar = 39.7 sq m / 427 sq ft
Garage = 32.5 sq m / 350 sq ft
Total = 279.5 sq m / 3,008 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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