



MANOR FARM

Patney, Wiltshire



A CHARMING FAMILY HOUSE WITH ANNEXE, OFFICE AND GAMES ROOM, SITUATED IN A PEACEFUL VILLAGE SETTING.

Manor Farm has wonderful, versatile accommodation with delightful mature gardens and is well placed for excellent schools and communications.

			EPC
4-5	2-3	2-4	E

Local Authority: Wiltshire Council
Council Tax Band: D
Postcode: SN10 3RB
What3words: ///restrict.charts.nothing
EPC band: E

Services: Mains electricity, water and drains; oil heating and under floor heating in annexe.
Distances: Devizes 7 miles, Pewsey 8.5 miles (Paddington from 60 minutes),
Marlborough 13 miles, Hungerford 22 miles, Salisbury 23 miles.
In all about 0.97 acres

SITUATION

Manor Farm is a property of great character and charm, peacefully located on the edge of Patney, a popular Pewsey Vale village, within an Area of Outstanding Natural Beauty.

The nearby villages of Chirton and Marden have a primary school, church and public house, The Millstream. More comprehensive shopping and recreational facilities can be found in the bustling market towns of Devizes and Marlborough. There are many well-regarded state and independent schools in the area including Devizes School, Marlborough College, Dauntsey's, St Mary's Calne and St Francis. Communications are excellent with Pewsey Station providing direct trains to London Paddington from 60 minutes. Junction 15 of the M4 is about 22 miles away.

THE PROPERTY

Manor Farm is a pretty, Grade II listed property believed to date from the 17th century, which was re-thatched in 2018. The property has been maintained and improved by the current owner and retains charming period features with many exposed beams throughout. The house has light, versatile accommodation including an impressive kitchen/breakfast room, fitted with a good range of bespoke units. There is a useful boot room/utility room with larder. The dining room is an ideal entertaining area and features a splendid inglenook fireplace with woodburning stove. The attractive drawing room, with Jetmaster fire, has doors leading onto a sheltered terrace. Additionally, there is a separate WC and access to a cellar. On the first floor there is a double aspect main bedroom with a bathroom and three further bedrooms and a family bathroom.

Please note the Everhot range may be excluded from the sale.

Steps from the house lead up to a fantastic annexe/studio with office/sitting room, shower room and mezzanine bedroom.

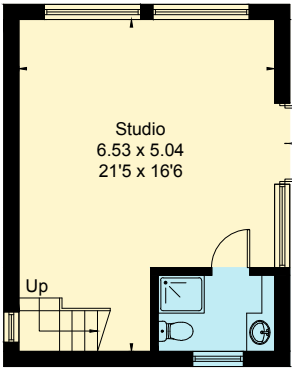


OUTSIDE

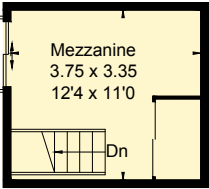
Two drives give access from the village lane and lead up to an oak frame carport with adjacent office, ideal for home working. There is a storeroom (which could be converted into a kitchen/bathroom, subject to planning) and a room above which is currently used as a games room. The beautiful garden is mainly laid to lawn with a variety of mature plants and shrubs. There are a number of sheltered terraces each providing ideal outdoor entertaining space. To the north of the property is a small area of woodland with a secluded woodchip terrace, which has views to Salisbury Plain. On the south side of the garden, is a productive kitchen garden with shed and greenhouse.



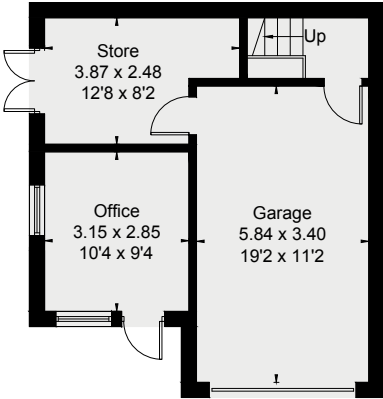
Approximate Floor Area = 207.1 sq m / 2229 sq ft
Cellar = 8.8 sq m / 95 sq ft
Garage = 90.1 sq m / 970 sq ft (Including Eaves)
Annexe = 45.8 sq m / 493 sq ft
Total = 351.8 sq m / 3787 sq ft



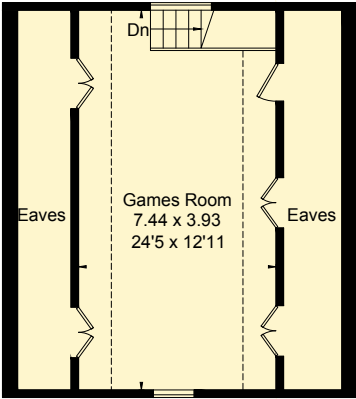
Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



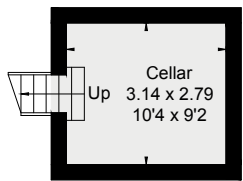
Annexe - First Floor



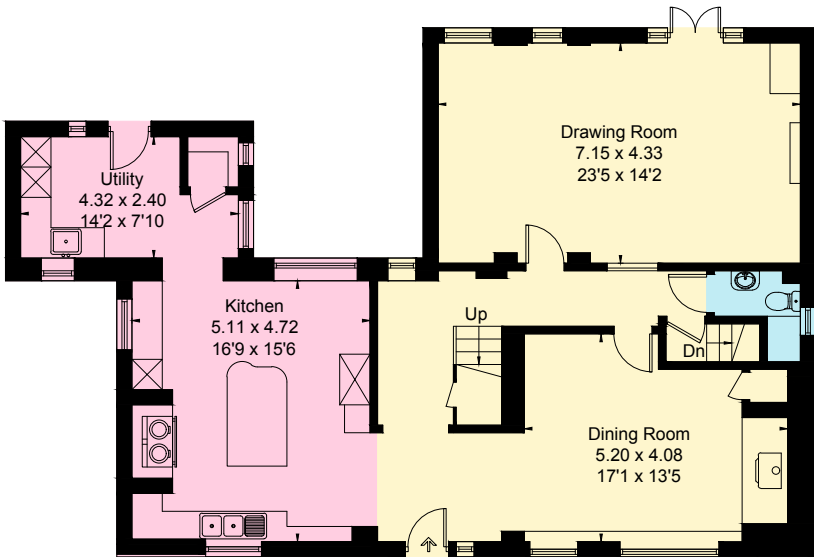
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



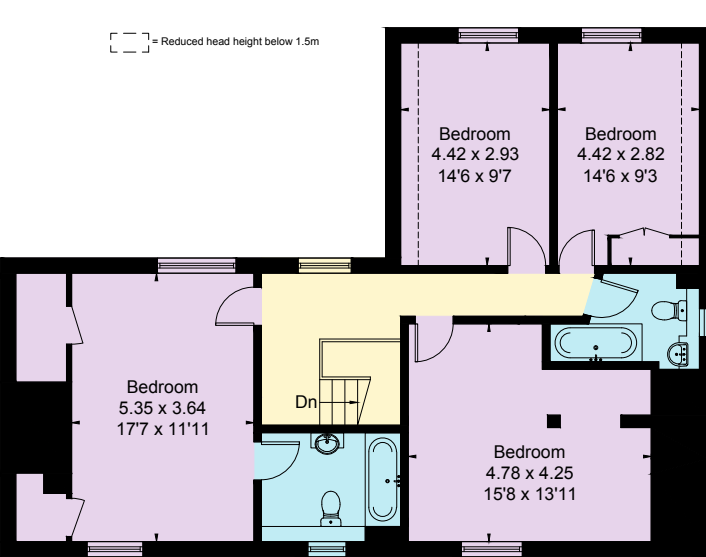
Garage - First Floor



Cellar



Ground Floor



First Floor

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.

We would be delighted
to tell you more.

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