



CHURCH FARM HOUSE
BROAD TOWN

BREARLEY & RICH
ESTATE AGENTS

CHURCH FARM HOUSE, BROAD TOWN, SWINDON, WILTSHIRE, SN4 7RE

Marlborough 9 Miles. Royal Wootton Bassett 4 miles, Swindon 8 miles
Train services to London Paddington and the west country from Swindon (approximately 60 minutes).

**Character detached farmhouse with nearly 12 acres including recently completed annex, garaging, paddocks, stabling and manege.
Located on the edge of this popular village with excellent countryside on the doorstep.**

* Reception hall * Large kitchen/dining room * Garden room * Sitting room * Study * 4 bedrooms * Large bath/shower room * Utility/boot room *
* Detached one bed annexe with sitting room/kitchen and shower room * Garage/workshop * Parking *
* Stable and office * Outdoor school * Total plot approximately 11.76 acres *



BROAD TOWN

Broad Town is a popular rural village forming part of the parish of Broad Hinton and Clyffe Pypard. Local village amenities include an Infant and Junior school, parish church, and a public house in the nearby village of Broad Hinton. More extensive facilities are available at the market towns of Royal Wootton Bassett and Marlborough. Private schools can be found at Dauntsey's, Marlborough College, Pinewood and St Margaret's School, Calne. Marlborough and Swindon provide a comprehensive range of facilities while the surrounding area offers excellent countryside walking and riding.

MARLBOROUGH

Marlborough is a thriving market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town offers excellent independent local shops and national retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre, Cinema and Golf Club provide excellent recreational facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley.



THE PROPERTY

This charming period farmhouse has been substantially updated and improved by the current owners since they bought the property in 2014. Internally the main house offers two reception rooms and a farmhouse style kitchen which is open in to the adjacent dining room. The utility/boot room off the kitchen provides excellent practical space.

Upstairs the property offers four bedrooms, one currently being used as a work from home office. There is a large family bathroom.

The annexe has recently been converted to a high standard and provides excellent space for guests or relatives.

OUTSIDE

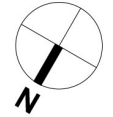
The property is approached from the village road through double five bar gates in to the yard giving access to the house, garaging, annex and stables. A separate five bar gate leads on from the yard on to a wide access to the paddocks, while there is also a separate access from the road. Note: A footpath crosses the first field. There is a well drained out door school and mobile field shelter. Total plot approximately 11.76 acres.


SERVICES

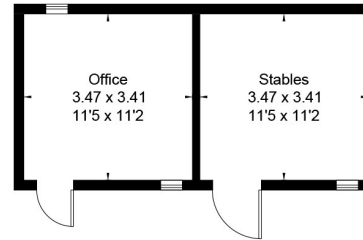
Mains electricity, water and drainage. Oil fired central heating. Fibre broadband, currently with 115mBps download speed. Council tax; House F, Annex A.



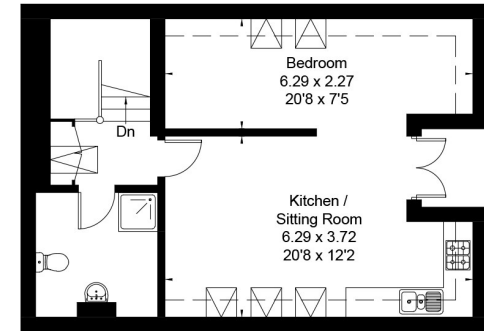
Approximate Area = 181.9 sq m / 1958 sq ft
 Annexe = 113.5 sq m / 1222 sq ft
 Office / Stables = 23.5 sq m / 253 sq ft
 Total = 318.9 sq m / 3433 sq ft (Including Garage)
 Including Limited Use Area (5.5 sq m / 59 sq ft)



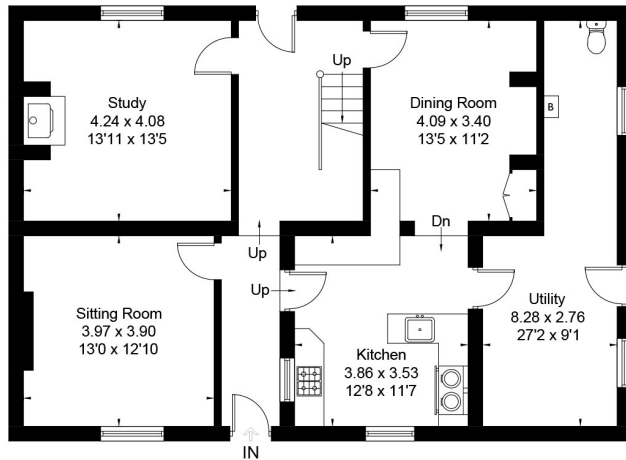
 = Reduced head height below 1.5m



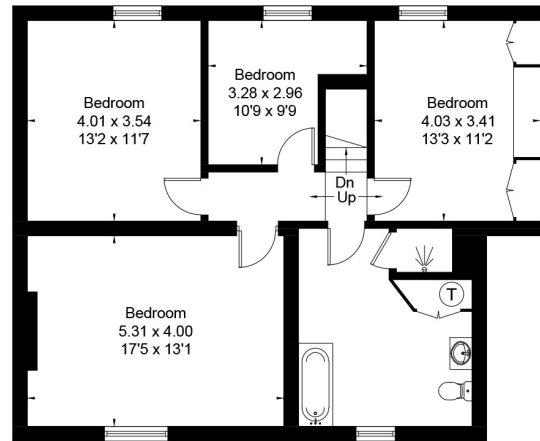
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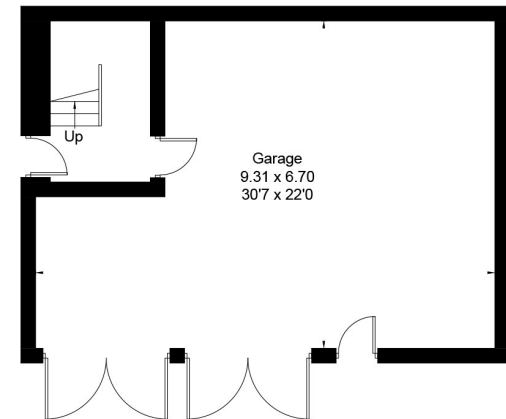
Annexe - First Floor



Ground Floor

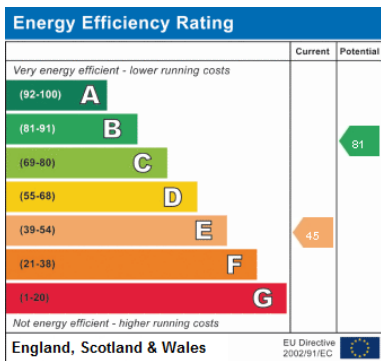


First Floor

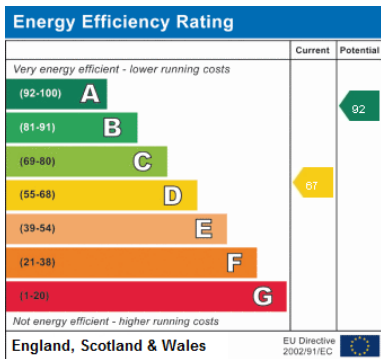


(Not Shown In Actual Location / Orientation)

Annexe - Ground Floor



The House



The Annexe



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