

**Old Chapel Farm, Marsh Lane, Cherhill, Calne, Wiltshire, SN11 8XT**

For Auction 29th August 2024  
Detached farmhouse with 3.3 acres  
Stables, outbuilding and garaging  
Tennis court  
Rural location in a quiet lane  
3/4 bedrooms, 2 bathrooms  
2/3 reception rooms  
Kitchen with Aga  
Great scope for improvement



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Offers in excess of £650,000**

Approximately 2,075 sq.ft excluding outbuildings



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

### Description

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.

### 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.

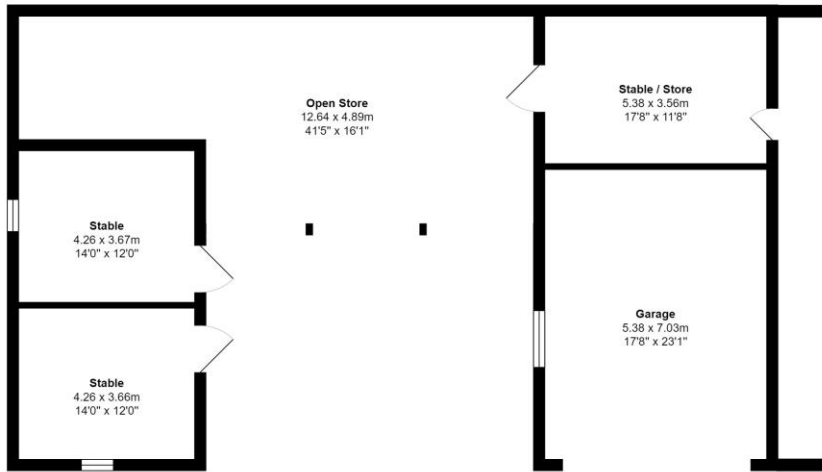
### Directions

From Clane, 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)



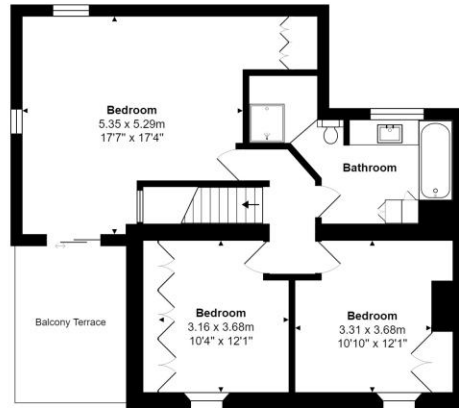
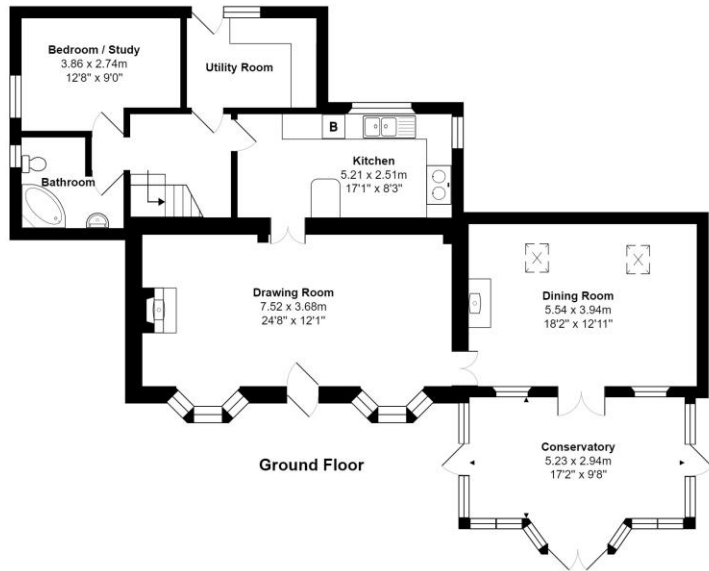


House Area: 192.8 m.sq. ... 2075 sq.ft.

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



First Floor



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