



## EAST FARM HOUSE, TIDWORTH ROAD

Boscombe, Wiltshire



# EAST FARM HOUSE, BOSCOMBE

An impressive farmhouse with outbuildings set within about 6.6 acres of land, located in the picturesque Wiltshire village of Boscombe.



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Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold

6.6 Acres

Guide price: £1,800,000



The spacious entrance hall with stairs to both the first floor and cellar leads to the double aspect formal drawing room and dining room, both with an original fireplace and floor-to-ceiling window benefiting from natural light, overlooking the gardens and beyond views. The entrance hall also gives access to the study and downstairs shower room, as well as the sitting room with a feature fireplace with log burner, which leads into the country style, double aspect kitchen/breakfast room with centre island, double doors to the garden and a door into the utility room. The utility room gives access to the courtyard, with doors into the boiler room, kennel and cloakroom as well as out to the garden. Stairs located in the entrance hall lead to the property's first floor, which includes bedrooms one and two, which are dual-aspect with countryside views, two further good-sized bedrooms, a shower room and family bathrooms. The stairs continue to the property's second floor, which has a large bedroom five or a games room with skylights and eaves storage facilities.







A spacious family home, with accommodation over three floors, East Farm House is a rare opportunity to acquire this exceptional house, which the current owners have been living in for over 29 years.

#### Garden and Grounds

The property sits within about 6.6 acres of grounds with detached outbuildings, including a Grade II listed granary barn, double garage/workshop and additional garage and store with plenty of storage facilities. The surrounding gardens and grounds are mainly laid to lawn with mature trees and bushes, blossoming flower beds, a productive kitchen garden, and a patio area to enjoy al fresco dining. There is also a veranda to the right of the property to sit and enjoy the countryside views.



## LOCATION - SP4 0AB

The property is located in the village of Boscombe, 7 miles north of the cathedral city of Salisbury. Boscombe village has a pub and a Grade I listed church; Amesbury, 4 miles away, has local shops and a wider range of facilities. The cathedral cities of Salisbury, 9 miles away, and Winchester, 25 miles away, have more comprehensive facilities, including train stations, restaurants, boutique shops, cultural events, a cinema and a theatre. Grateley train station is about a 10-minute drive away, has trains to London Waterloo taking from 75 minutes. Excellent independent schools in the area include Farleigh, Godolphin, Salisbury Cathedral School, Chafyn Grove and Embley Park. (Times and distances are approximate.)







EAST FARM HOUSE

# East Farm House

Approximate Gross Internal Area

Main House = 3878 Sq Ft / 360.25 Sq M

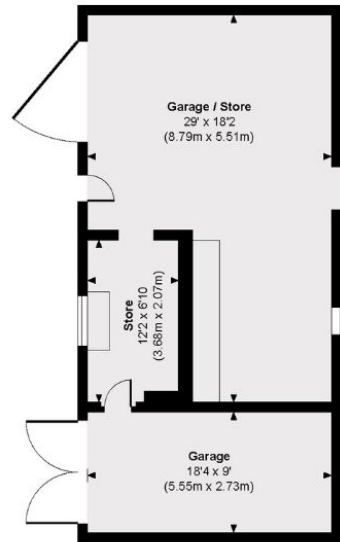
Garage / Workshop = 683 Sq Ft / 63.50 Sq M

Garage / Store = 705 Sq Ft / 65.46 Sq M

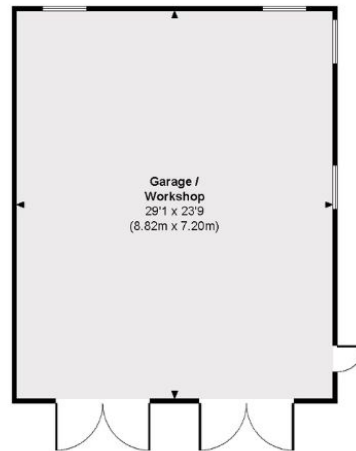
Granary Barn = 177 Sq Ft / 16.40 Sq M

Total = 5442 Sq Ft / 505.61 Sq M

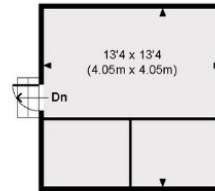
Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



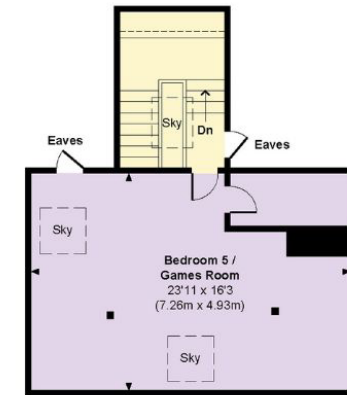
GARAGE / STORE



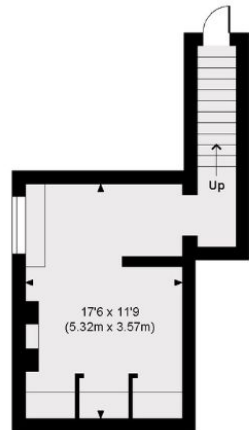
GARAGE / WORKSHOP



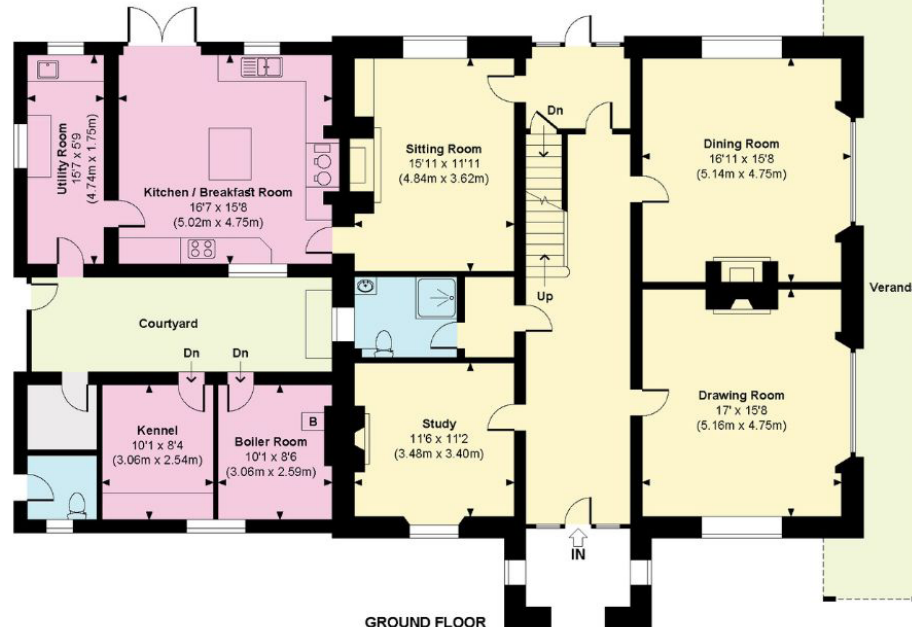
GRANARY BARN



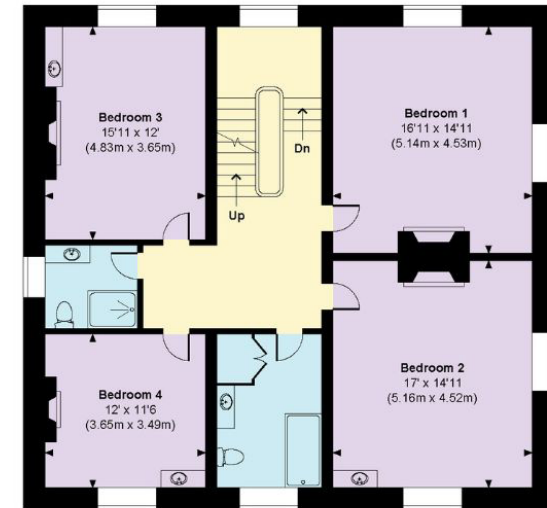
SECOND FLOOR



CELLAR



GROUND FLOOR



FIRST FLOOR

(Including Cellar and Outbuildings)

Approximate Gross Internal Area = 360.28 - 505.58 sq m / 3,878 - 5,442 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. (ID767266)

We would be delighted  
to tell you more.

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