

Worton
Wiltshire



A former chicken farm with an impressive family home, enjoying private gardens and paddocks, extensive outbuildings and outstanding views.

WORTON FARM SEEND ROAD WORTON WILTSHIRE SN10 1SG

- Well Presented Detached Family Home
- Subject To An Agricultural Occupancy Condition
- Approximately 5.2 Acres
- A Range of Barns & Substantial Outbuildings
- Far Reaching Countryside Views
- Spacious Layout Of Over 2400sqft
- 3 Double Bedrooms & 2 Refitted Shower Rooms
- 4 Flexible Reception Rooms
- Large Kitchen/Breakfast Room With Pantry & Separate Utility Room
- Double Garage & Ample Parking
- Delightful Rural Setting

Offers In Excess Of £800,000



DESCRIPTION

An attractive modern farmhouse with 2 substantial former chicken sheds, plus a range of barns and useful farm buildings, all set in approximately 5 acres of gardens and grounds. 'Worton Farm' is subject to a strict agricultural occupancy condition "which limits buyers to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry, or a dependant of such a person residing with him/her, or a widow or widower of such a person."

The house has a spacious and flexible layout with over 2400sqft of beautifully presented accommodation. The excellent reception space includes a delightful 31ft triple aspect garden room with a vaulted ceiling, a light living room with a feature open fire, an additional sitting room and a flexible study/4th bedroom. A generously proportioned kitchen/breakfast room has a walk-in pantry and utility room set off it. Completing the ground floor is a double bedroom with a stylish refitted en suite shower room, a downstairs cloakroom and rear hall. On the first floor there are two further double bedrooms, a dressing room and another contemporary refitted shower room. All the bedrooms take in the wonderful countryside views.

Outside, a long sweeping driveway leads up to the farmhouse which is surround by fully enclosed private lawned gardens. Beyond the gardens are a few paddocks. Two former chicken sheds (1 x 250ft long and 1 x 290ft long), have scope to be modernised or replaced, plus there are two large block built barns (all with light and power) that could be used for storing farm equipment or vehicles, or rented out to provide an income. In addition there timber sheds and a workshop. A rear yard houses a couple of grain stores plus a 'Lister' generator.

SITUATION

The property will be set in a rural location, between the two popular villages of Seend and Worton. Seend has a thriving community and provides a range of amenities including a local shop/post office, 2 public houses in the neighbouring Seend Cleeve with The Barge fronting on to the canal, a primary school, playing field, village hall and social club. Worton also offers a public house and a primary school. The historic town centre of Devizes is within 5 miles and provides excellent shopping facilities, schools for all ages, museum, leisure centre and a bustling weekly market. The major centres of Bath, Swindon, and Salisbury together with the country towns of Trowbridge, Chippenham and Marlborough are all within a 30 mile radius. Communications in the area are excellent with main line rail services to London Paddington from Chippenham, Pewsey and Westbury. The M3 to the south (A303) and the M4 to the north provide fast road access to London and the West Country along with Heathrow and Gatwick airports.

PROPERTY INFORMATION

Services: Oil-fired central heating, mains water and electricity.

Private drainage (We believe this may not comply with current regulations).

Local Authority is Wiltshire Council.

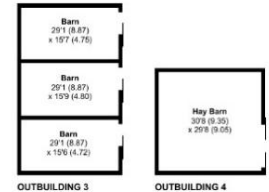
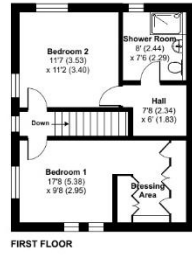
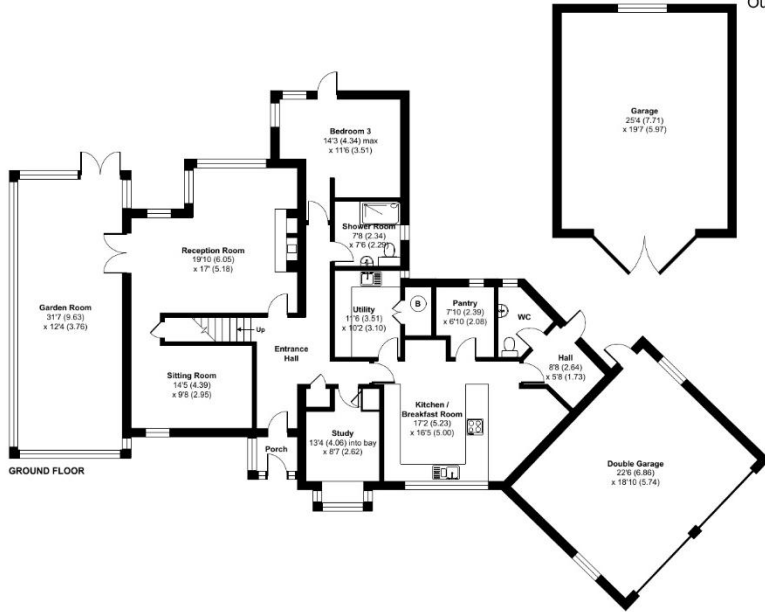
Tax Band: E





Seend Road, Worton, Devizes, SN10

Approximate Area = 2476 sq ft / 230 sq m
 Garages = 921 sq ft / 85.5 sq m
 Outbuildings = 26280 sq ft / 2441.4 sq m
 Total = 29677 sq ft / 2756.9 sq m
 For identification only - Not to scale



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Poultry Houses

Worton Farm

Pond

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