

Meadow Farm

Marlborough Road, Royal Wootton Bassett



HAMPTONS
INTERNATIONAL

Meadow Farm, Marlborough Road, Royal Wootton Bassett, Swindon, Wiltshire SN4 7SA

A fabulous and substantial family home finished to a high standard throughout offering versatile accommodation in a peaceful, rural and accessible location.

Mileages *(Distances are approximate)*

Royal Wootton Bassett – 1.3 miles; M4 (Junction 16) – 3 miles;
Swindon Railway Station – 7.5 miles

Accommodation

Ground Floor – Entrance hall, family room, sitting room, kitchen/
breakfast room, utility room.

First Floor – Guest bedroom suite with dressing room, three
further bedrooms, Jack and Jill shower room, family bathroom,
study.

Second Floor – Master bedroom suite with his and hers dressing
room and balcony.

Outside – Triple garage, one bedroom annexe flat, garden and
grounds.



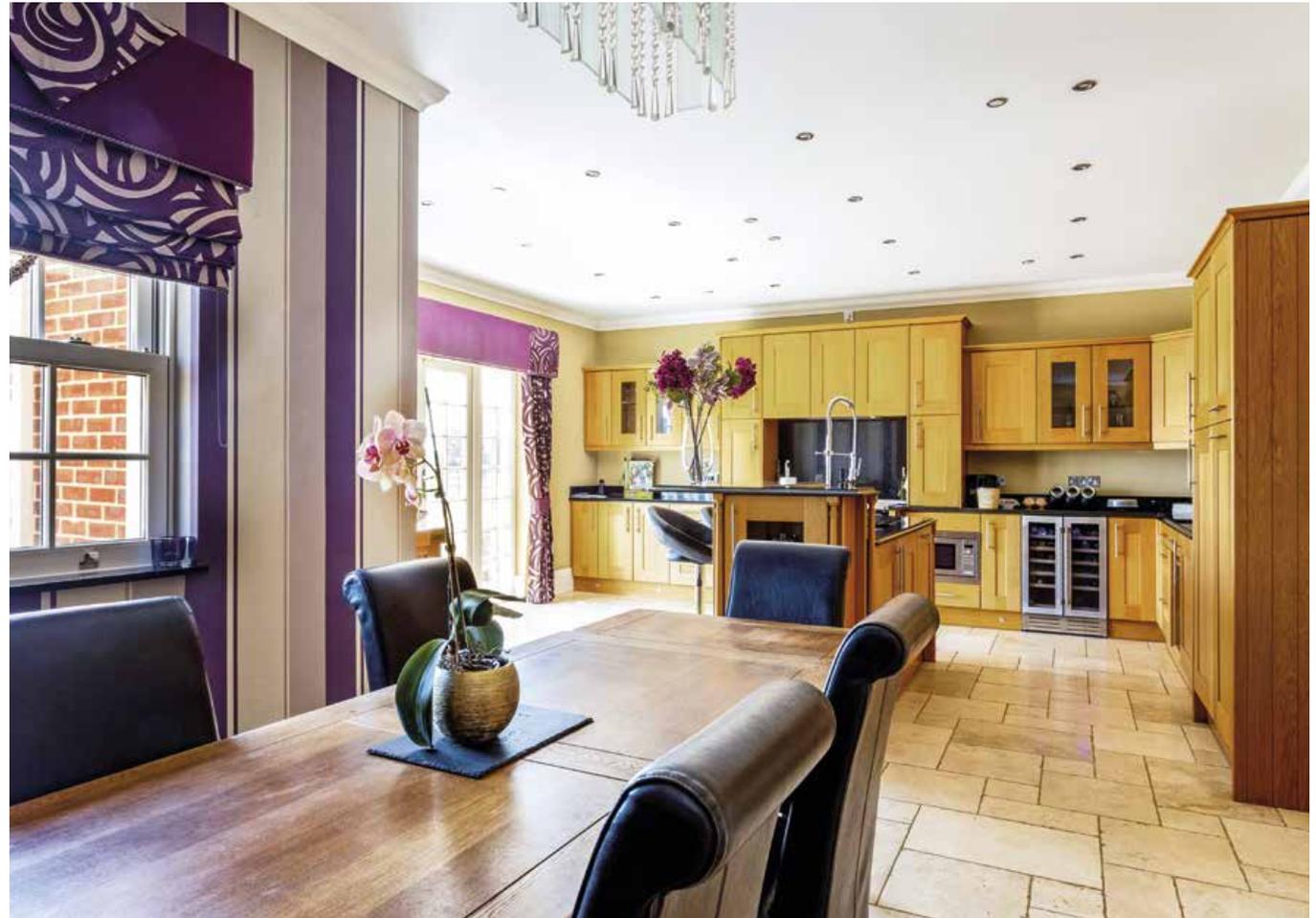
Description

Meadow Farm is a fabulous and substantial (4,800 sq. ft.) detached family home built approximately 12 years ago to a classical style and offers versatile and beautifully finished accommodation. Most of the rooms emanate from an impressive entrance hall with a stunning central staircase leading to a galleried landing. The triple aspect sitting room has a Bath stone open fireplace and patio doors leading on to the terraces and the family room is double aspect and has oak flooring throughout and leads through to the stunning kitchen/breakfast room, which is the hub of the house, and is fitted with a comprehensive range of cupboards with all the integrated appliances. The breakfast room has French doors opening onto the sun terrace, ideal for outside entertaining. A good size utility room and cloakroom complete the ground floor which has under-floor heating throughout. There are 5/6 double bedrooms on the first floor, the 6th room is currently used as a study and enjoys a wonderful outlook. The guest bedroom is light and spacious with a dressing room and an en suite bathroom and the second and third bedrooms have a Jack & Jill en suite shower room, the fifth bedroom is serviced by the family bathroom.

The master bedroom is on the second floor, this is a stunning room and features French doors to a large balcony terrace with outstanding views. With his and hers dressing rooms and a beautifully finished en suite bathroom, this is a truly exceptional room.

Outside

This fabulous house has an impressive entrance through a pair of electric gates to a large gravel driveway with central water feature and leads to the substantial triple garage block with annexe over. The gardens are predominantly laid to lawn with a number of mature trees, pond and large entertaining terrace to the side and the rear which enjoys exceptional countryside



views. The property overlooks its own land which in all totals just over 15 acres. The land is laid to pasture with surrounding hedges and there is a concrete base and planning consent (planning number to be provided) to build two stables and store. The fields have separate access.

Situation

Meadow Farmhouse is set off a long track in a delightful rural situation offering a wealth of riding and walking opportunities yet conveniently placed to take advantage of all the services and amenities of the bustling town of Royal Wootton Bassett 1.5 miles away. Royal Wootton Bassett itself offers a good range of day to day services including many shops, primary and secondary schools and a leisure centre. Throughout the area there are a range of public schools. Access to the M4 motorway is within 5 miles at junction 16 and there are main line railway services from Swindon to London Paddington (about 1 hour). The property is ideally placed to benefit commuters to the main centres of Bristol, Swindon or Reading whilst taking advantage of this fabulous rural setting. The neighbouring equestrian centre has a manège and school facilities.

Directions

From Marlborough head over the downs signposted to Rockley and Broad Hinton and at the junction turn right and immediately left to Broad Hinton, passing through this village and Broad Town. Just before Wootton Bassett turn right signposted to Karen Roberts Equestrian and proceed 1/2 a mile up a rural single track lane and the property will be found behind electric gates on the right hand side.

Photo: 1. Annexe.





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Approximate gross internal area. Main House = 4,811 sq ft / 447 sq m, Outbuilding = 1,356 sq ft / 126 sq m, Total = 6,167 sq ft / 573 sq m



The Prime and Country House team would be delighted to show you around this property.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

