

Bridleways

Winterbourne Bassett, Wiltshire



Bridleways Winterbourne Bassett, Swindon, Wiltshire, SN4 9QB

Mileages *(Distances are approximate)*

Royal Wootton Bassett – 6.9 miles; Marlborough – 8.8 miles;
Swindon Railway Station – 9 miles; Broad Hinton – 1.9 miles

Accommodation

Main House – Large entrance hall, sitting room, garden room, kitchen/breakfast room, utility room, dining room, family room, four first floor bedrooms, four bathrooms.

Annexes – Adjoined but independently accessed accommodation incorporating two, one bedroom flats with excellent letting potential, both have one bedroom, bathroom, sitting room and kitchen.

Outbuildings

Gated access, triple garage, summer house.

Outside

Formal gardens surrounding the property, independent vehicular access to the paddock, approx. 4.63 acres in total incorporating; grounds, attached annexe, lake and a small coppice of woodland.



Description

This large, modern, detached village house has been the long term family home of the current occupants who built the house many years ago. The house sits well in the popular village of Winterbourne Bassett which is in an Area of Outstanding Natural Beauty at the foot of the Wiltshire Downs. It offers versatile accommodation and includes two attached annexes suitable for relatives, or to let independently, as well as a spacious, open and light family house.

The property is approached via pillared gates which lead on to a chipped driveway and in turn the triple garage and through to the main house. The house has an extensive array of reception rooms on the ground floor incorporating large open plan spaces. The many double and triple aspect rooms make the most of the south facing rear aspect and gardens. The kitchen/breakfast room is fitted with a number of wooden units with large integrated range and is backed up by a useful utility room beyond. The three main reception rooms all enjoy a principle view over the south facing garden and include a double aspect sitting room complete with large brick fire surround which leads on to the garden room. This triple aspect garden room is bathed in light due to its large lantern light as well as the bank of windows over the south, east and west orientation. This in turn leads to the patio garden at the rear. For family gatherings there is a more intimate dining room which can also serve as an over-flow for the family space and study beyond.

The first floor bedroom is well served, as you would expect from a modern house, with a large master suite with walk through dressing area and en suite bathroom. There are a further three bedrooms and three bathrooms.

Annexe

Attached to the main house are two independent annexes. Whilst accessed internally they also have external and independent access allowing for letting which will generate a substantial rental income. They are arranged as two separate



one bedroom flats, with one on each of the ground floor and first floor and both incorporate bedroom with adjacent bathroom, sitting room and kitchen. The ground floor flat has an independent and fenced garden.

Situation

Winterbourne Bassett is a sought after village situated in an Area of Natural Beauty at the foothills of the Wiltshire Downs. The village itself has a traditional pub and church and is highly sought after due to its position between Royal Wootton Bassett and Marlborough. The M4 conveniently provides access to both London and the Cotswolds. The property is within easy reach of Swindon with high speed train links to London Paddington.

Gardens and Grounds

The pillared and gated entrance leads onto a chipped driveway with parking for numerous cars and in turn the triple garage which is detached with three opening garage doors. The loft space has been boarded and there is a car pit in the first garage. The majority of the grounds surrounding the house are set out as formal gardens with a rear patio, many herbaceous beds and lawned areas. This leads on to the secondary access off a side lane which is ideal for horse boxes and garden machinery. There is a small coppice of wood directly adjacent to the house giving a wonderful view out of the south facing conservatory. A discretely positioned summer house enjoys views over the manicured grounds. The remainder of the formal gardens are laid to lawn with an arboretum style setting including a number of specimen trees throughout. A five bar gate takes you to the adjacent paddock which makes ideal grazing land and also has a large lake making a feature of this open field.

Services

Mains water, electricity and drainage. Oil fired central heating.

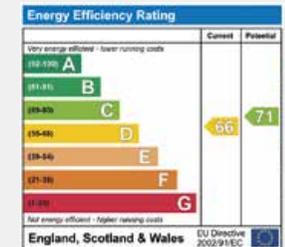


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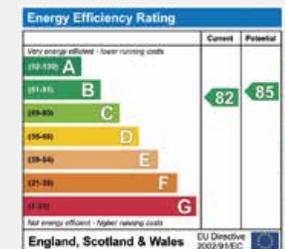
Approximate gross internal area. Main house = 5,179 sq ft / 481.1 sq m (excludes restricted head height / loft / includes garage)



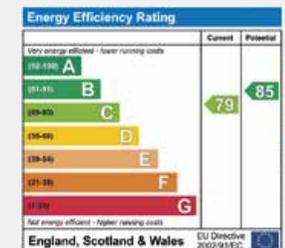
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Ground Floor Flat



First Floor Flat



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.



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

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