



**Broad Town Road, Nr Royal Wootton Bassett,
SN4 7RB**

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PROPERTY SALES & LETTINGS



- Newly Renovated Throughout
- 4 Double Bedrooms
- Over 4000 Sq Ft
- Stunning Views of the White Horse
- Ample Parking

- Stunning High Quality Finish
- 4 En-suite Bathrooms
- Over an Acre Plot
- Summerhouse & Dog-House (Annexe Potential)
- No Onward chain

Marston Farmhouse, 24 Broad Town Road Nr Royal Wootton Bassett, SN4 7RB

£1,375,000

Marston Farm House is a hugely impressive, greatly extended and fully renovated cottage WITH ANNEXE POTENTIAL set in 1.1 acre of surrounding gardens in the village of Broad Town, an Area of Outstanding Natural Beauty situated at the foot of the Broad Town Downs with stunning views of the White Horse.

Originally constructed c1920, it is believed the property was later extended in the 1960's, before being substantially extended and transformed into this fine property by the current owners and now enjoys extensive proportions measuring over 4000 sq ft. At the heart of the accommodation is a wonderful entrance hall with split staircase and glass balustrade with oak handrails. All reception rooms enjoy a westerly aspect and comprises a lounge with a red brick fire place with log burning stove, a light dual aspect study with its own cloakroom for convenience, whilst the stunning multi-functional Kitchen/dining/family room with central island comes equipped with a full range of integral appliances, log burning stove and offers the perfect space for family time or entertaining with 2 sets of Bi-folding doors to the rear. A large utility room with further cloakroom leads to a boiler room and also gives internal access to the spacious

double garage.

The beautifully spacious and light galleried landing leads to the 4 large double bedrooms, each providing their own en-suite bath or shower room, 2 with walk-in wardrobes with the stunning main bedroom having a vaulted ceiling and full height floor to ceiling glass wall enjoying the wonderful West facing countryside views.

To the outside, an 'L' shaped summerhouse with attached dog-house/potential puppy parlour with shower and under flooring heating, constructed to residential standard with cavity wall, and although perfectly laid-out for its current function, but can equally and easily be converted to a detached self-contained annexe.

The property is finished to a high standard throughout, benefits from Solar Panels and air-source heat pump technology and is offered Free of Chain.

To arrange a viewing, contact Alan Hawkins Estate Agents on 01793 840222.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band G For information on tax banding and rates, please call Wiltshire Council

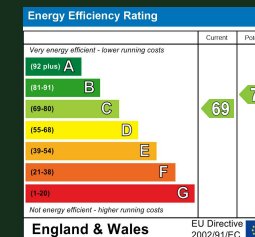
Tenure

Freehold

Location

Broad Town is situated c4 miles South of the neighbouring town of Royal Wootton Bassett and c9 Miles North West of the historic town of Marlborough. J16 of the M4 is c10 miles with direct route to London.

Energy Efficiency Rating (England & Wales)

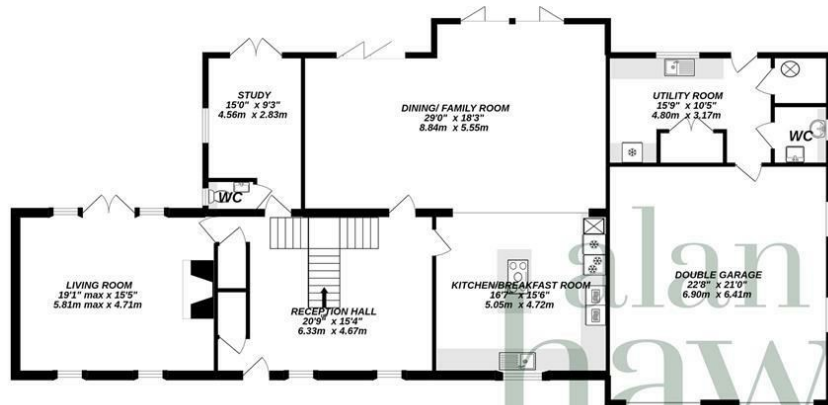




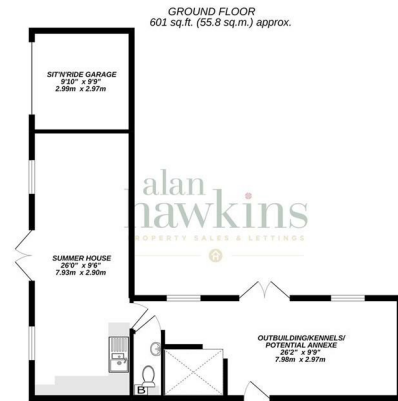
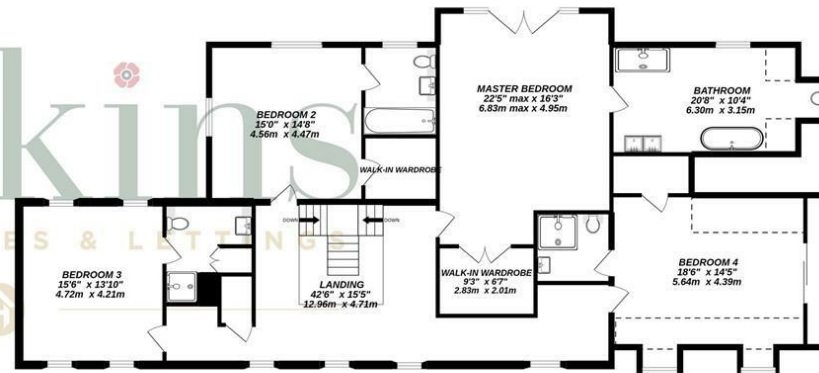




GROUND FLOOR
2176 sq.ft. (202.1 sq.m.) approx.



1ST FLOOR
2039 sq.ft. (189.4 sq.m.) approx.



4214 MAIN HOUSE (INC GARAGE) + 601 OUTHOUSE. TOTAL = 4815

TOTAL FLOOR AREA: 4214 sq.ft. (391.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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