

Plough Farm, North Wraxall, Wiltshire



A detached four bedroom period farmhouse, with a variety of outbuildings; in a rural position surrounded by open countryside.

Accommodation

Ground floor Entrance hall | Living room | Dining room | Office | Kitchen/breakfast room
Utility room | Shower room

Lower ground floor Cellar

First floor Principal bedroom with dressing room | 2 double bedrooms | Single bedroom
Bathroom

Gardens, Grounds & Outbuildings Gardens | Workshop | Garage | Outbuildings

Lot 1 House & Grounds

In all approximately 1.89 acres

Lot 2

In all approximately 1.34 acres, available by separate negotiation

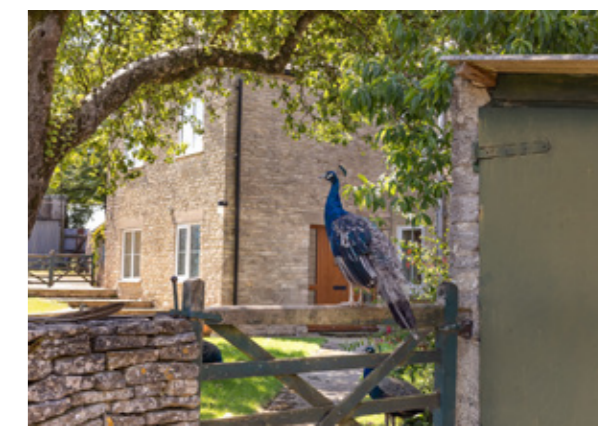
Lot 3

In all approximately 3.70 acres, available by separate negotiation

Distances

Marshfield 2.5 miles, M4 (J18) 3 miles, Corsham 8 miles, Chippenham 9 miles

Bath 10.5 miles (All distances are approximate).





Situation

The property is located on the edge of the rural village of North Wraxall. Marshfield, Corsham and Chippenham offer day to day amenities, whilst Bath provides a wider range of restaurants, shops and activities.

The property is well placed for commuting with easy access to the M4 and the wider motorway network. High speed rail links are available from Chippenham and Bath Spa stations to London Paddington with journey times from 75 minutes.

Bath has an excellent selection of schools to include Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Also within easy reach are Sheldon School, Calder House, Stonar and St Mary's Calne.

The House

Dating back to circa 1870 Plough Farm has not been available for sale for over 50 years, so presents a wonderful opportunity.

On the ground floor off of the entrance hall is the kitchen/breakfast room, and to the right is the dual aspect dining room, the living room with woodburner and double doors leading out to the terrace and gardens, and an office. Also on this floor is a utility room and shower room; and there is a cellar underneath the living room.

On the first floor is the principal bedroom with walk in dressing room, two further double bedrooms, a single bedroom and the bathroom. All of the rooms enjoy uninterrupted views over the surrounding countryside.





Gardens, Grounds & Outbuildings

The property is approached onto a private driveway where there is plentiful parking.

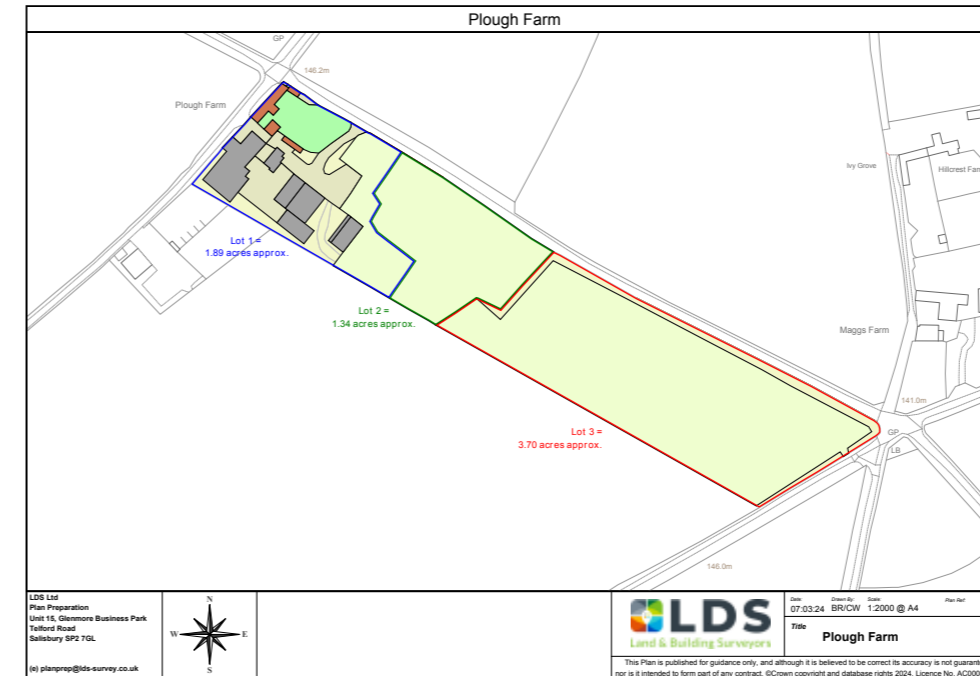
The property has a beautiful country garden, that has been lovingly cultivated by the current owner, comprising formal lawns, mature trees and a breeze hut. There are currently 12 wild peacocks who have enjoyed the grounds as their home, and who would love the opportunity to stay!

There is a single storey stone outbuilding which is attached to the farmhouse, it currently houses the oil tank but if this were updated and moved, it could be converted subject to obtaining the necessary planning consents.

There is a comprehensive selection of outbuildings, including a single garage, large barn, former chicken shed and former beef shed; all of which have most recently been used for storage.

There is also a large barn split into two units, which have recently been rented out to individuals/companies.

There are paddocks available by separate negotiation, lot 2 which is approximately 1.34 acres and lot 3 which approximately 3.70 acres.



Directions (SN14 7AR)

From Bath, head east onto London Road A4 and at the roundabout take the 1st exit onto the A46 to M4. At the Cold Ashton roundabout take the 3rd exit onto the A420 Chippenham Road. After just over 3 miles, turn left onto Down Road and you will find Plough Farm on your right hand side after approximately 0.4 miles.

Property information

What Three Words: ///polishing.repair.swarm

Services: Mains water and electricity. Private drainage (two septic tanks). Oil fired central heating.

EPC: F

Method of Sale: We are advised that the property is Freehold.

Guide Price: £1,100,000

Local Authority: Wiltshire Council - wiltshire.gov.uk

Council Tax: Band F

Main House = 213 sq m / 2,292 sq ft
 Cellar = 21 sq m / 226 sq ft
 Garage = 15 sq m / 161 sq ft
 Outbuildings = 1,632 sq m / 17,566 sq ft
 Total Area = 1,881 sq m / 20,245 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Knight Frank Bath
 4 Wood Street
 Queen Square, Bath
 BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
 01225 325 994
Francesca.Leighton-Scott@knightfrank.com

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