



Roundway Farm House, Roundway, Wiltshire





An attractive Grade II listed period farm house offering excellent accommodation together with two cottages.

Summary of accommodation

Farm House

Ground floor: Hall | Stair hall | Drawing room | Dining room | Study
Sitting room | Vaulted kitchen/breakfast room | Larder | Laundry room | Boot room | Cloakroom

First floor: Five bedrooms | Family bathroom | Shower room

Second floor: Landing/study area | Bedroom/hobbies room
Attic store room

Granary Cottage

Reception/dining hall | Sitting room | Kitchen/breakfast room
Utility room and shower room | Two bedrooms | Two bathrooms over first floor

Studio Cottage

Sitting room | Open plan kitchen/dining room | Potential study
Two bedrooms with adjoining bathrooms

Outbuildings

Workshop and wood store and stables | Former piggeries | Large timber framed period barn with adjoining lean-to's (potential to convert into party barn or further accommodation subject to planning permission) | Five loose boxes | Tack room | Summer house
Three garages

Garden and grounds

Mature landscaped gardens | Tennis court | Farmland | Wood with dew pond | Areas of pasture land

In all about 9.65 acres

Distances

Devizes 2 miles, Pewsey station 11 miles (London Paddington from 53 minutes), Marlborough 13.5 miles, M4 (J15) 19 miles, A303 16 miles
Bath 21 miles (All distances and times are approximate)



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Situation

Roundway Farm House is situated in the small hamlet of Roundway which lies approximately two miles to the north of the historic town of Devizes. The property is set amongst the Wiltshire Chalk Downs, near to the site of the Battle of Roundway, which took place in July 1643 and is considered one of the key battles in the first English civil war with a Royalist victory.

The Parliamentarians, under Sir William Waller, were besieging the Wiltshire town of Devizes when they learnt the Royalist cavalry horses of some 1500 strong had been dispatched from Oxford to reinforce the town. It is reputed that General Sir William Waller, Commander of Parliamentary forces was supposed to have had breakfast at Roundway Farm House before his defeat by the Royalist on Roundway Down which lies adjacent to the property.

From the farm house there are commanding views up to the Downs and towards The White Horse which was carved into the hillside to celebrate the millennium.

The bustling town of Devizes has an extensive range of everyday shops including Marks and Spencer food hall, recreational and educational facilities. The town of Marlborough is within a short drive, as is the city of Bath and Salisbury with further shops, social and cultural activities.

Communication links are excellent with a station at Pewsey offering direct services to London Paddington. The A303 is within easy reach offering links to the south west and east of England, whilst the A316 provides fast access to the M4.

The property is well positioned for excellent schooling including Marlborough College, Dauntsey's in West Lavington, St Mary's Calne, Stonar and Pinewood.



Roundway Farm House

Roundway Farm House is a most attractive period farm house which is listed Grade II and believed to date from the 16th and 18th centuries, with the current owners having carried out an extensive refurbishment and extension in 2009.

To the ground floor there is a welcoming reception hall which leads through to a stunning stair hall with stone staircase and an impressive fireplace with stone surround and fitted wood burner. There are some fabulous reception rooms, ideal for entertaining, with the drawing room having a large fireplace with fitted wood burning stove. From the drawing room there is access to the sitting room, carved stone open fire, and to the study which has doors out to the garden. The dining room is a good size with a beautiful carved stone fireplace to one end fitted with a wood burner. Running virtually the length of the rear of the house is a fabulous, partly oak beam, vaulted ceiling kitchen/breakfast room, with stone flooring, an excellent range of custom-made hand painted units and a central island also providing a breakfast bar. Within the kitchen is a four oven AGA with electric hob, as well as an integrated dishwasher. There is also a useful shelved larder. Finally on the ground floor is a utility room and beyond, a boot room.

To the first floor is a good size landing providing access to all the bedrooms. Of particular note is the vaulted bedroom with exposed timbers and scope to create a bathroom or shower room. There are four further bedrooms, all of a good size, and the majority having fitted wardrobes. These are served by the family bathroom and shower room.

To the second floor is a landing/study area, beyond which is a hobbies room which would be suitable as a further bedroom. In addition, there is good attic storage space which could provide further accommodation if required.

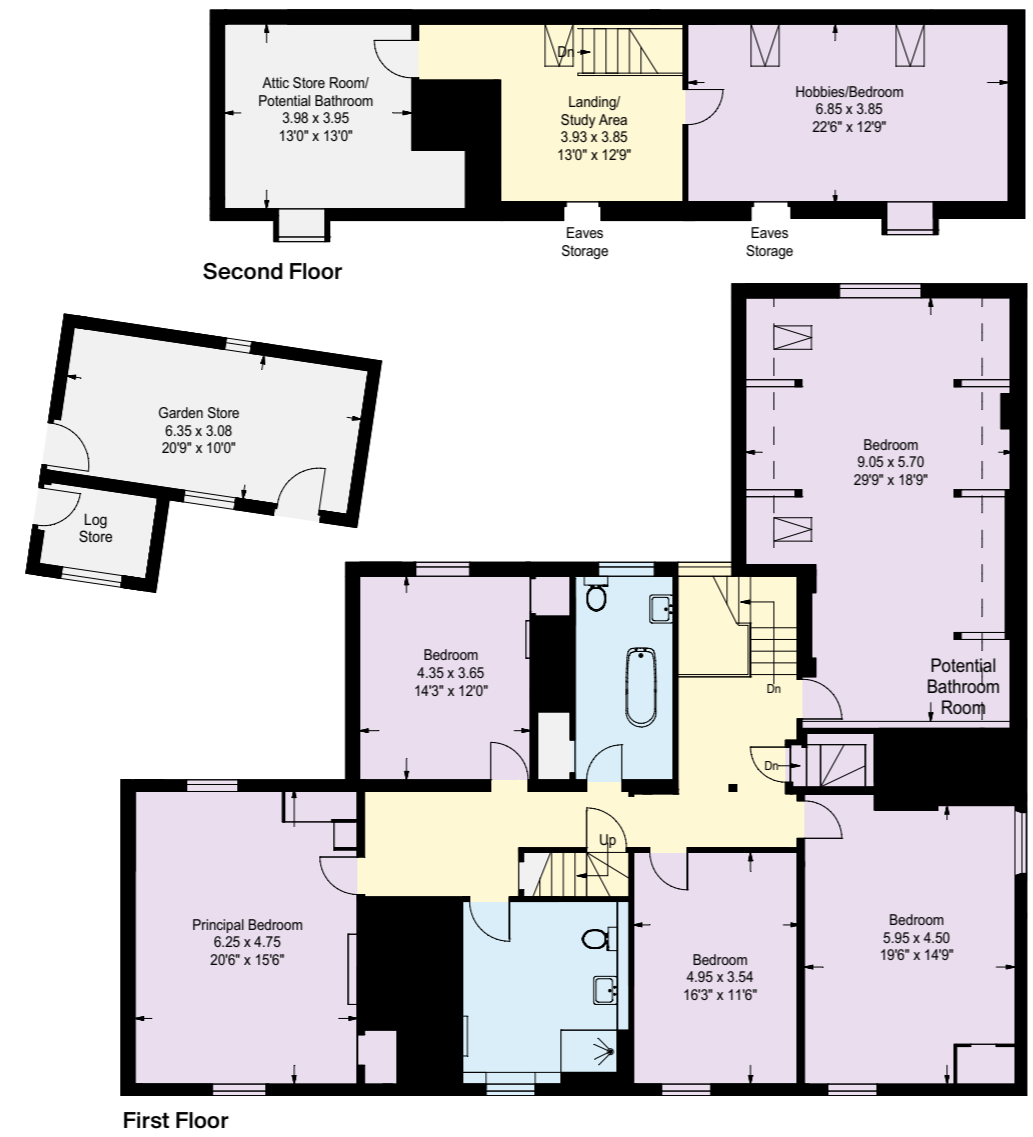
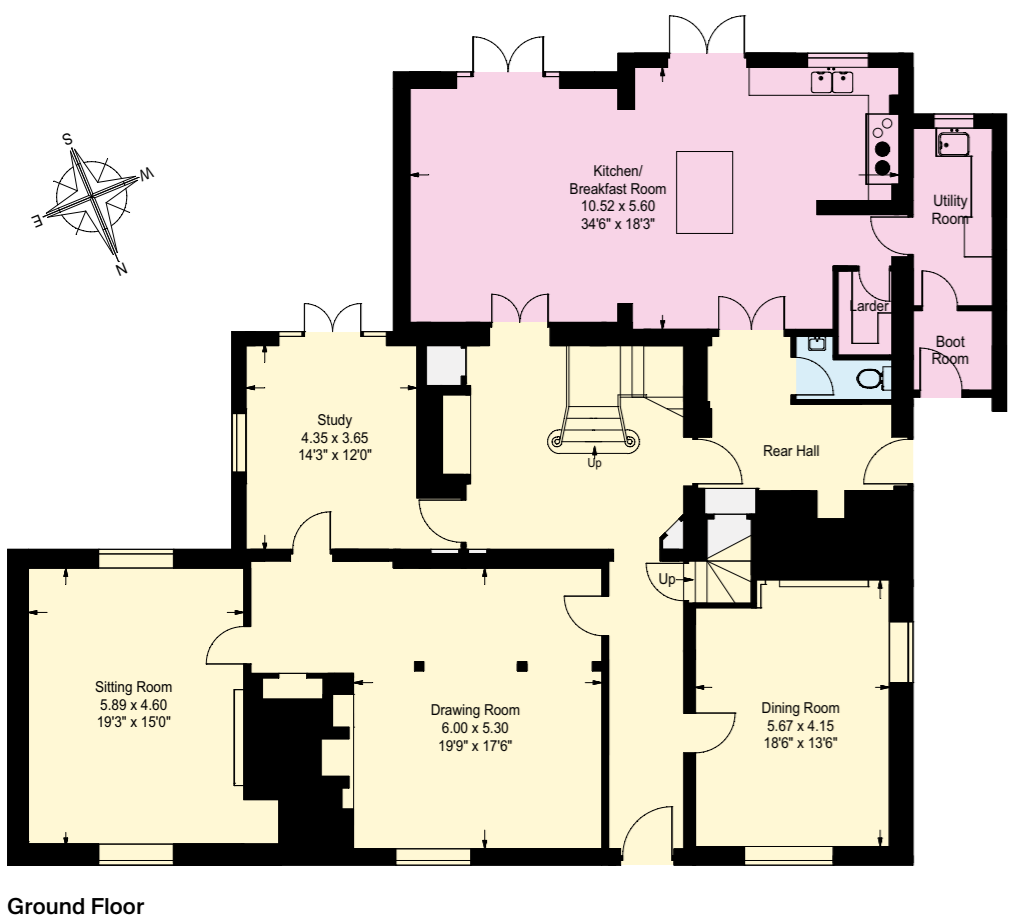
Throughout the house are numerous period features and, given the age of the property, there are good ceiling heights and the most wonderful atmosphere. It has been a much-loved family home.



Approximate Gross Internal Floor Area
 House: 519 sq m or 5587 sq ft
 Outbuilding: 24 sq m or 258 sq ft
 Garages: 61 sq m or 657 sq ft
 Studio Cottage: 98 sq m or 1055 sq ft
 Granary Cottage: 134 sq m or 1442 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.

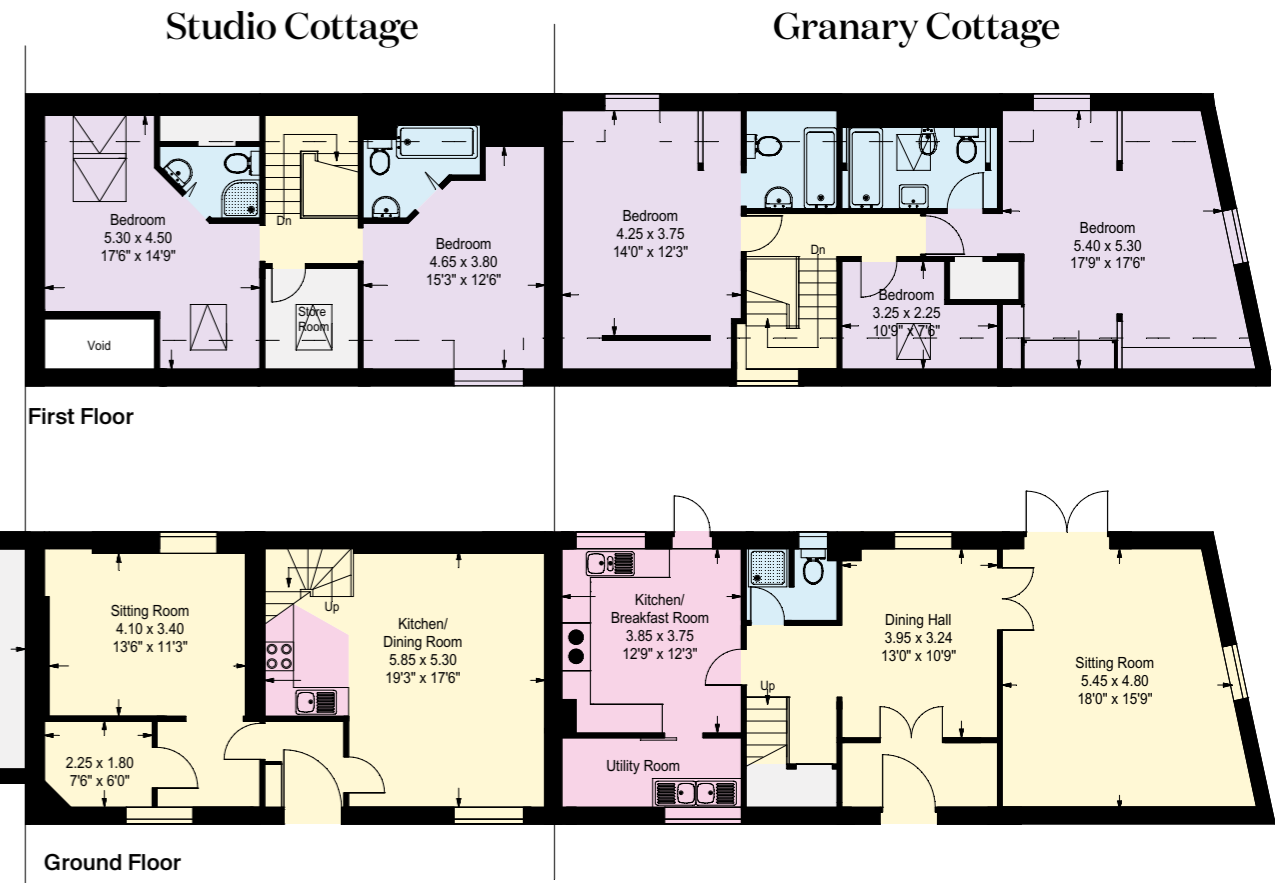
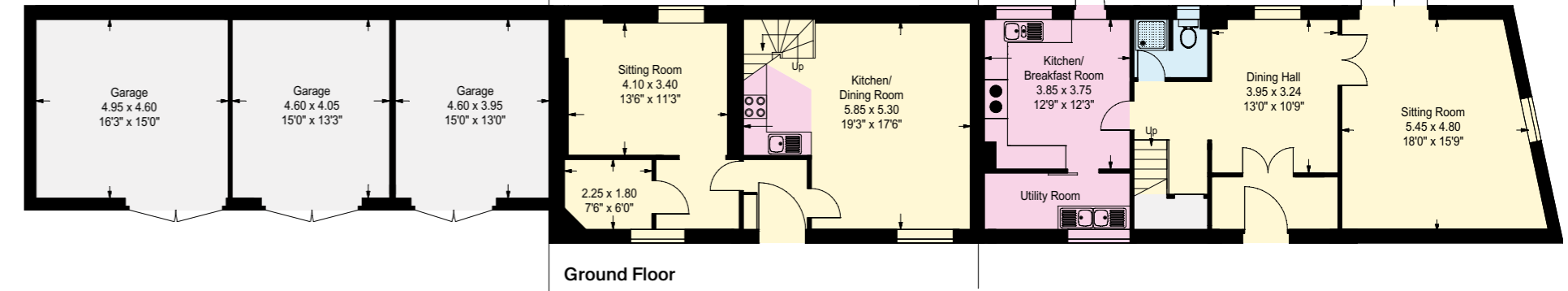
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cottages

The cottages lie adjacent to the drive. Granary Cottage comprises a reception/dining hall, cloakroom, sitting room, kitchen with AGA and to the first floor two bedrooms each with adjoining bathrooms. To the rear there is a small enclosed garden.

Studio Cottage, currently used as a Photographic/Art gallery, comprises a reception lobby, sitting room which was a former stable, and adjacent is a potential study. There is an open plan kitchen/dining room with built in oven and hob. To the first floor are two bedrooms, both of which have an adjoining bathroom or shower room.



Outbuildings

Within the extensive grounds is a former farmyard, within which are old piggeries, together with a magnificent timber framed barn of approximately 85' x 19' providing machinery storage, as well as lean-to's. Adjoining the barn is a range of four loose boxes and tack room. The barn would be ideal for conversion into a party barn or further accommodation, subject to the necessary planning consents. There are also three garages, one of which houses the oil tank and a detached workshop and store.

Garden and grounds

The house is approached over a long tarmacadam drive which terminates in a parking area beside the house. There are areas of lawn, a central lily pond and the front of the house is adorned by a number of climbing shrubs and framed by neatly clipped yew hedging. From here there is a wrought iron gate which leads into the former farmyard which is laid to grass with a number of mature flowering cherries. The principal garden lies to the rear which is south facing with a large terrace and steps up to broad areas of lawn. To one side is an attractive gravel area with central pond and steps leading up to a Hornbeam arch avenue. To one side of the garden is an open fronted summer house beyond which is a hard tennis court. Behind the garaging is a vegetable garden and fruit cage. This area of garden is incredibly secluded with mature trees and hedging.

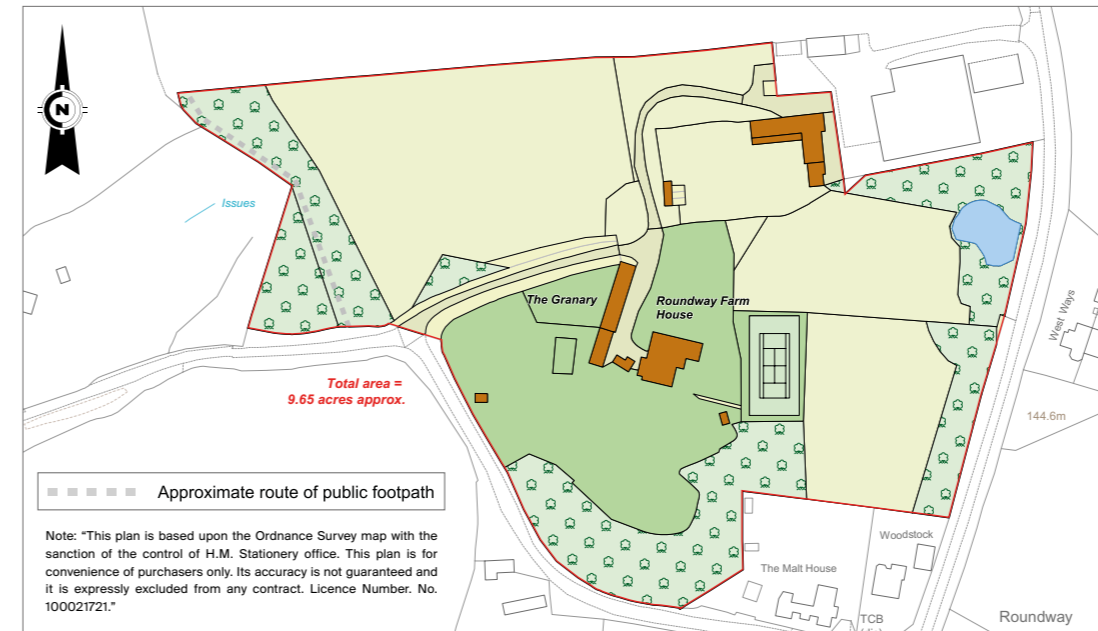
Adjacent to the drive is an area of pastureland enclosed by estate railings with a wrought iron gate providing access to the timber framed barn. The remaining areas of pastureland lie adjacent to the barn and are divided into two paddocks by mature hedging and sheltered by light areas of woodland and dew pond. The pasture has direct access to the single track lane that leads to the Downs.

To the end of the western paddock is a public footpath which forms part of The White Horse trail and Wessex Ridgeway.

Services

House: Mains water, electricity and drainage via septic tank. Oil heating.

Cottages: Mains water, electricity and drainage via septic tank. Oil heating.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated May 2022 and September 2024.

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