



Flaxlands Manor Farm,
Royal Wootton Bassett, Wiltshire





Flaxlands Manor Farm Royal Wootton Bassett, Wiltshire

Impressive country home with secondary house, private grounds and land, all with far-reaching views. In all about 7 acres.



Guide price: £1,750,000

Tenure: Freehold

Local authority: Wiltshire

Council tax band: G





The Property

Flaxlands Manor Farm house is a substantial property offering about 6,500 sq ft of living accommodation between two homes.

The main house was subject to a huge renovation project around 20 years ago including sizeable expansion of the main house to provide a double storey extension and the rear stable block was converted into a second dwelling known as 'The Stables'. This is an ideal purchase for larger families wishing to have ancillary accommodation or generate income through letting. Private gardens surround both Flaxlands Manor Farm House and the Stables which has its own private walled garden. There is also a versatile four bay car garage.

Each property benefits from their own private driveway. There is further scope if the new buyer wished to separate them into two properties again subject to the right permissions or even develop further.

In all about 7 acres.

Situation

Flaxlands is located in unspoilt country close to the M4, situated between the market towns of Cricklade, Malmesbury and Royal Wootton Bassett with their excellent facilities and good schools. The property is exceptionally well located for all level schools including Marlborough College, St Mary's and St Margaret's at Calne and Pinewood to name a few.

The sporting opportunities in the area are extensive and include golf nearby at Royal Wootton Bassett and Bowood, Marlborough and Castle Combe; polo at Cirencester; hunting with the VWH hounds; motor racing at Castle Combe; horse racing at Newbury, Bath and Cheltenham as well as many equestrian events such as Badminton, Barbury Castle and Dauntsey.



Stable Barn



Stable Barn



Stable Barn



Stable Barn



Main House



Stable Barn



Main House



Stable Barn



Main House





Directions (SN4 8DY)

From J 16 of the M4 (Swindon West) take the A3102 westbound and pass Royal Wootton Bassett, proceeding towards Malmesbury. Pass the playing fields and continue under the M4, then turn immediately right onto the B4696, then immediately right signposted to Flaxlands. Continue along the lane, up the hill for about 3/4 mile and Flaxlands Manor Farm is on the left-hand side. First entrance with a five bar wooden gate.

What3Words: [///highlight.fuzzy.economies](#)

Distances

Royal Wotton Bassett 3 miles | Malmesbury 7 miles | Swindon 8 miles (mainline station London Paddington 60 minutes) | Cirencester 12 miles | Chippenham 13 miles | M4 (J16) 3 miles

(All distances and times approximate).

Services

Fibre broadband available | Mains water and electricity | Bio converter on private drainage.



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.

Flaxlands Manor Farm

Approximate Gross Internal Area = 609.7 sq m / 6564 sq ft
(Excluding Void)



Knight Frank

One Market Place
Cirencester
GL7 2PE
knightfrank.co.uk

I would be delighted to tell you more
Rupert Sturgis
01285 882001
rupert.sturgis@knightfrank.com



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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