

# Glebe Farmhouse, Enford, Pewsey, Wiltshire

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# A fine period farmhouse **beautifully situated** on the River Avon.

## Summary of accommodation

**Ground floor:** Entrance hall | Galleried dining hall/drawing room | Sitting room | Study/sitting room | Kitchen/breakfast room | Pantry | Utility room  
Cloakroom | Two bedrooms | Shower room

**First floor:** Principal bedroom with adjoining Jack and Jill bathroom | Three further bedrooms | Bathroom | Shower room

Car port | Garden machinery store | Workshop

Gardens and paddock

In all about 2.63 acres

## Distances

Pewsey 7 miles (London Paddington from 62 minutes), Devizes 10 miles, Marlborough 13 miles

Grateley 14 miles (London Waterloo from 75 minutes), Salisbury 15 miles, A303 7 miles, M4 J14 24 miles

(All distances and times are approximate)



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## Situation

Glebe Farmhouse is situated in the pretty rural village of Enford on the banks of the River Avon, in the northeast of Salisbury Plain with Stonehenge seven miles to the south. The church of All Saints is a focal point and the village has a number of houses of architectural and historic interest. There are many lovely walks and rides in the area.

Pewsey, a short distance to the north, provides a good range of shops and a mainline station for travel to London. The surrounding countryside in the Vale of Pewsey is designated as an Area of Outstanding Natural Beauty and still contains many unspoilt traditional Wiltshire villages.

Nearby Marlborough with its weekly market, vibrant café culture and a variety of popular boutiques, provides a broader range of shopping and recreational facilities.

Communications are good with the A303 providing access to London and the West Country. Trains from Pewsey to London Paddington take as little as 62 minutes and from Grateley into Waterloo about 75 minutes.



In addition to the primary schools in nearby Netheravon and Upavon, there is an excellent selection of schools. Local private schools include St Francis, Farleigh School, Dauntsey's, Marlborough College, Godolphin, St Mary's Calne and Stonar. Additionally, there are a number of state schools, including the highly regarded grammar schools of Bishop Wordsworth's School and South West Wilts Grammar School as well as St John's Marlborough Academy School.

## The property

Glebe Farmhouse is a house of considerable charm and character, dating from the 18th century. It is built with brick elevations under a tiled roof and incorporates a magnificent restored Grade II listed timber and thatched barn.

The house retains many interesting architectural features and now provides excellent family accommodation with lovely views over the River Avon. Of particular note is the wonderful galleried, double-height drawing room with exposed oak beams and rafters.

The entrance hall, with its sweeping staircase, is a light and airy space with the galleried barn to one side, which now provides a magnificent entertaining space with an open fireplace on a raised hearth. Beyond are a study/family room, three bedrooms and bathrooms to the far end. These rooms could be converted to a separate, ancillary accommodation.

On the ground floor of the original farmhouse, there is a snug, kitchen/ breakfast room and useful pantry. A cloakroom and utility room lead off the entrance hall.

Upstairs, there is a spacious, triple-aspect principal bedroom, with views over the river and meadows to the village church beyond, and an adjoining bathroom. Two further bedrooms and a shower room complete the accommodation.

The thatch on the barn was renewed in 2013 and a condition report can be provided on request.



**Approximate Gross Internal Floor Area**

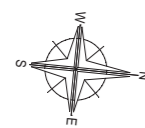
House: 463 sq m or 4984 sq ft

Carport: 37 sq m or 398 sq ft

Garden Store: 38 sq m or 409 sq ft

**Total: 538 sq m or 5791 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.



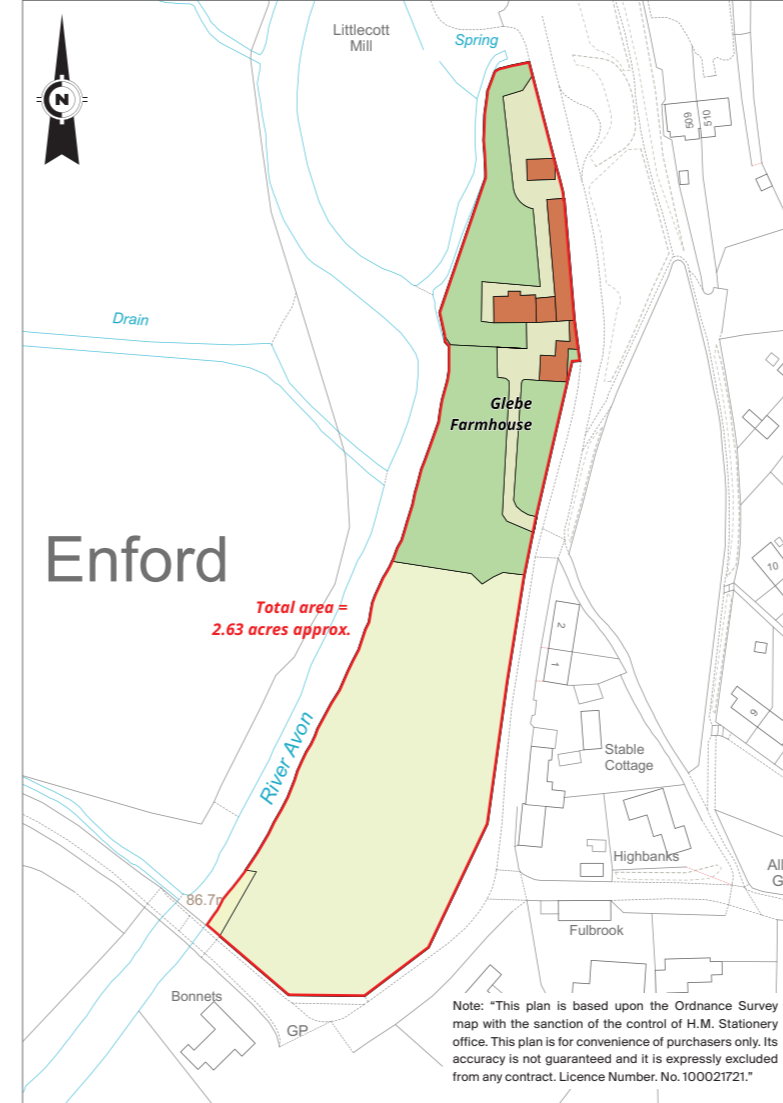
**Outside**

Glebe Farmhouse is approached from the village lane over a gravelled driveway through paddock land to the front of the house. There is a double carport and storage shed to the side. The house is clad with scented climbing plants including rose and honeysuckle.

To the rear of the house, there is a second entrance into a gravelled courtyard, partly enclosed by high walls. Gates open to the inner garden. A wide, gravelled path leads to terraces edged with rose and herbaceous borders and lawns running down to the banks of the River Avon. Off the kitchen/breakfast room is a terrace with a wisteria-clad pergola.

The paddock land stretches to the front of the house, along the banks of the river.





## Services

Mains electricity, water and drainage. Oil heating.

## Directions

Postcode: SN9 6AW What3words: shirt.outer.sculpting

## Viewing

Viewing by prior appointment only with the Agents.

## Property information

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

Council Tax: Band G

EPC Rating: E

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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