Manor Farm House

Beechingstoke, Pewsey, Wiltshire

STRUTT & PARKER

BNP PARIBAS GROUP

An attractive, unlisted period house in a beautiful rural location in the Pewsey Vale

Main house and separate detached annexe in extensive gardens and grounds

- 5 RECEPTION ROOMS
- 4 BEDROOMS
- 3 BATHROOMS
- ANNEXE AND CAR PORT
- APPROX 4.45 ACRES
- FREEHOLD
- RURAL/ VILLAGE
- 3,663 SQ FT
- GUIDE PRICE £1,350,000

The property

Manor Farm House is an attractive, valuably unlisted former farmhouse in a beautiful rural setting surrounded by open countryside, and yet close to excellent amenities and highly regarded schools.

The house provides comfortable, well laid-out accommodation with well proportioned rooms and large windows creating plenty of natural light. There are a number of reception rooms, including a charming cosy sitting room with an open fireplace, and a spacious, dual aspect drawing room with an open fireplace and lovely views across the gardens. There is also a formal dining room which conveniently leads through to the large farmhouse kitchen/ breakfast room. The kitchen is fitted with a range of wooden cabinets, a central island and an Aga range cooker, with plenty of space for a dining table. In addition there is an office/snug, family room, utility room and cloakroom on the ground floor. Upstairs there are four double bedrooms, including the principal bedroom with an en suite dressing room and bathroom. There are also two family bathrooms.

In addition to the main house there is a substantial detached annexe providing excellent additional accommodation comprising a sitting room, kitchen, bedroom and bathroom. This space is ideal as overflow accommodation for guests, or would make a fantastic office or gym.

Outside

The house sits comfortably in the middle of its grounds which extend to approximately 4.45 acres. The gardens are mainly laid to lawn interspersed with mature hedges, trees and shrubs, and a beautiful beech hedge surrounds the main formal garden area surrounding the house.

The property is approached from the village lane across a gravelled driveway and there is parking for a number of cars beside the double open-bay carport. There are useful garden stores to either side of the carport.

Location

Manor Farm House is situated in the small hamlet of Beechingstoke in the heart of the Pewsey Vale, on the edge of Woodborough and close to both Pewsey and Marlborough. The house is surrounded by beautiful countryside and offers fantastic walking, riding and cycling opportunities. There is a thriving local community and good local amenities including a primary school, cafe and garden centre in Woodborough, and The Millstream pub at Marden. Pewsey offers an excellent range of facilities including a train station, doctor's surgery, primary school, supermarket, tennis club, leisure centre and various shops and cafes, and the nearby market town of Marlborough offers further amenities including a Waitrose supermarket, range of shopping and a weekly market. Salisbury and Bath are also within easy reach. There is a wide choice of highly regarded schools in the area, and easy access to the M4 and the A303 linking with London and the West Country. Pewsey station provides a direct train service into London Paddington.

Distances

- Pewsey 4 miles
- Devizes 8 miles
- Marlborough 9 miles
- Salisbury 20 miles

Nearby Stations

- Pewsey (Paddington from 62 mins)

Key Locations

- Kennet and Avon Canal
- Whitehall Garden Centre
- Sticks and Stones cafe
- Plank's Farm Shop

Nearby Schools

- Woodborough primary school
- St Francis Pewsey
- Pinewood
- Marlborough College
- Dauntsey's

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

House internal area 340 sq m (3,663 sq ft)
Annexe internal area 127 sq m (1,363 sq ft)
Double Carport internal area 32 sq m (344 sq ft)
Store internal area 32 sq m (348 sq ft)
Total internal area 531 sq m sq ft (5,718 sq ft)
For identification purposes only.

Directions

SN9 6HN
what3words///reflector.topping.forum

General

Local Authority: Wiltshire Council

Services: Mains electricity and water.

This property has a private drainage system via a new modern treatment plant installed in November 2024.

Oil-fired central heating in main house.

LPG gas heating in annexe.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax:
Main house - Band G
Annexe - Band C

EPC Rating: E

Agent's note: A public footpath crosses the property along the eastern boundary.

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