



**Woodsend Farm, Aldbourne**  
Marlborough, Wiltshire SN8 2NP

## A well presented period farmhouse set in 3.97 acres of gardens and paddocks with stables and a garage block with scope for conversion to an annexe, in a stunning rural spot

### Location

Woodsend Farm lies within the Parish of Aldbourne, a premium and picturesque village which sits within the North Wessex Downs Area of Outstanding Natural Beauty. The village has a traditional village green and duck pond as well as two village shops, post office, library, tennis club, two public houses, garage, parish church and village school rated OFSTED Outstanding and a Sixpenny Nursery.

The market towns of Hungerford 10 miles and Marlborough 5.4 miles provide a more extensive range of amenities whilst the historic cities of Salisbury and Bath are both within easy driving distance as is the commercial centre of Swindon 11 miles.

Aldbourn is in the catchment area for St John's Academy and private schools include Marlborough College, Pinewood and St

Margaret's prep schools and St Mary's, Calne and Dauntsey's nearby.

There are direct rail services to London Paddington and the South West from Swindon (around 55 mins) and also from Hungerford, with access to the M4 motorway, junction 15 about 7 miles away and Junction 14 8 miles away.

Woodsend Farm lies in a very rural hamlet with a number of other cottages and a working farm nearby. It is set privately up its own drive with panoramic views. There is direct access onto a wide range of byeways and tracks, ideal for equestrian, walking or biking.

### Description

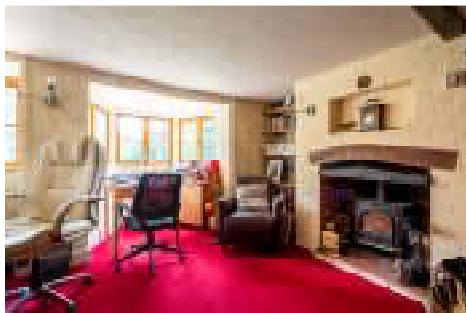
This attractive detached farmhouse style property, formerly several cottages, is of rendered brick and stone elevations under a

pitched slate roof, with oak framed windows. The property was substantially extended in 2007 with the addition of a large dining room and kitchen, in addition to a vaulted master bedroom suite. These complement the more period style rooms from the traditional farmhouse. There are many period features which combine with up to date modern features to create a really lovely family home which makes the most of its stunning rural setting.

The front door opens into the **Entrance Hall** with tiled flooring, stairs and ornate panelling believed to come from Tetbury Castle. This leads onto to the **Study** which is carpeted with beamed walls and ceiling and has an open fireplace with log burner and a Bay window. The **Sitting Room** is double aspect with french windows and a fireplace with cast iron log burner, beamed ceiling and bay window. There

is a **Cloakroom** with hand basin and wc and then the **Dining Room** with Limestone flagged flooring, under-floor heating and 4 french windows out to the gravelled terrace. The **Kitchen** has a slate tiled floor and is having a new Wren kitchen fitted in September. It currently has a range of units and includes a Mercury bottled gas and electric range, a door leads to the spacious **Utility/Boot Room** with back door a slate tiled floor plumbing for washing machine, oil-fired boiler.

On the first floor there is a double aspect vaulted **Master Bedroom** with polished oak flooring and an **ensuite Bathroom** with hand basin, shower/bath and wc. There are a further **four Bedrooms** with built in wardrobes set around a generous landing and a **Family Bathroom** with vinyl flooring, hand basin, shower and bath.





### Outside

The property is approached via a private gravelled drive through high hedges and double timber gates, leading to a parking and turning area at the back of the house. The gardens extending to approx 1/2 an acre are private and lie to the front and side of the house and are bordered by high trees and some mature fruit trees.

### Outbuildings

There is a separate Sarsen stone **Garage** (1,403 sq ft/30.4 sq m) block arranged over two storeys which would accommodate three cars. Timber stairs lead to the partially converted top floor which would make an ideal annexe subject to the relevant consents.

To one side is the **stable block** (486 sq ft/45.5 sq m) of double skinned block construction providing three generous loose boxes with high ceilings, fronted by a railed concrete turnout yard.

### Land

The land comprises two large level paddocks extending to 3.2 acres. These are fenced with a mixture of rails hedging and electric wired fencing. There is a disconnected water supply to the first paddock and a former dew pond, creating an area ideal for wildlife. Whilst the other paddock has two corrugated iron barns with concrete flooring for shelter or storage and a separate access on to the track leading to miles of bye ways and out riding.



# Woodsend, Aldbourne, Marlborough

Approximate Gross Internal Area = 250.0 sq m / 2691 sq ft

Garage = 130.4 sq m / 1403 sq ft

Outbuilding = 45.5 sq m / 489 sq ft

Total = 425.9 sq m / 4584 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**Tenure**  
Freehold

**Services**  
Mains water and electricity, private drainage ,  
oil fired central heating. Broadband speed  
99.3Mbs download 96.1Mbs Upload, (Source  
Uswitch)

**EPC: E54**

**Council Tax:** Band F £2572.49 payable  
2019/20

**Local Authority**

Wiltshire Council, County Hall, Trowbridge  
Wiltshire BA14 8JN Tel : 0300 4560100  
[www.wiltshirecouncil.gov.org](http://www.wiltshirecouncil.gov.org)

**Directions**

From Marlborough take the A346 signposted  
Swindon after about three miles turn left into  
Ogbourne St George follow this road past the  
pub on your right hand side and up the steep  
hill. The property will be found on the left  
hand side after the left hand turning to Snap  
Farm.

**Important Notice**

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