

Rose Farm



Manningford Abbots, Pewsey, Wiltshire



ROSE FARM, MANNINGFORD ABBOTS, PEWSEY, WILTSHIRE SN9 6JA

*Pewsey 2 miles (London Paddington 65 minutes), Devizes 10 miles, Marlborough 6 miles, Salisbury 22 miles,
Andover 20 miles (London Waterloo 70 minutes), M4 Junction 14 19 miles*

A SUBSTANTIAL AND HANDSOME MODERN COUNTRY HOUSE SET IN ATTRACTIVE MATURE GARDENS WITH AN ANNEXE AND PADDOCKS

- In an attractive edge of village setting with far reaching views over the Pewsey Vale
- Built in 2002 and redecorated in 2010
- Generous formal reception rooms, a modern open plan kitchen/Dining/Sitting Room
- Seven Bedrooms, 4 Bathrooms and a Store/Playroom
- Well Established Gardens and a paddock extending to 4.2 acres
- Walled Garden, parterre Rose Garden, Orchard and wild meadow Garden and Paddock
- Three bay Garage with Annexe above





Location

Manningford Abbots is located in an Area of Outstanding Natural Beauty in the heart of the Pewsey Vale with the village of Pewsey lying 2 miles to the east and Marlborough 6 miles to the north. These popular market towns provide a wide range of facilities. The cities of Bath and Salisbury and the commercial centres of Newbury, Andover and Swindon are all within easy driving distance.

There is a mainline railway station at Pewsey with regular services to London Paddington, journey time 65 minutes and the station at Andover provides a fast service to London Waterloo journey time 70 minutes. The A303/M3 lies 7 miles to the south with the M4 motorways at junction 14 being 19 miles to the north.

There are many good local schools, including St Francis, St Margaret's, Pinewood and Farley prep schools, Woodborough Primary and Marlborough College, St John's, St Mary's Calne, within easy reach.

The property is set in its own grounds at the northern edge of the village with far reaching views over the vale.

Description

Rose farm was built in 2002 of brick elevations under a pitched slate roof and is arranged over three storeys. This light and bright accommodation has been remodelled and re-decorated in 2010 to create a stunning country House combined with modern day to day requirements. There are vaulted and beamed ceilings in the drawing room, stone fireplaces, wide internal oak doors, brass light fittings, some polished oak flooring, some carpeting and numerous french windows leading out onto terraces to the walled and rose gardens

Accommodation

- **Porch** with stone flagged floor
- **Reception hall** double height with oak staircase and deep picture windows
- **Drawing Room** vaulted ceilings carpeted and french windows, stone fireplace
- **Library** carpeted, window seat and views over rose garden
- **Dining/Sitting Room** carpeted with bay window
- **Cloakroom**
- **Kitchen/Breakfast/Living Room** Open Plan, with arch to **Study**. Fully fitted kitchen with a range of wall and floor units and central island, incorporating a double Belfast sink, an Alpha two door Range, a dish washer, electric oven and induction hob and polished granite work surfaces. **Larder**
- **Utility Room** back door, Belfast sink, broom cupboard

First Floor

- **Master Bedroom** with built in wardrobes, a dressing area and an **ensuite Bathroom**
- **Guest Bedroom** with **ensuite Bathroom**
- **Two Bedrooms**, one a Dressing Room and a **Family Shower Room**
- **Store/Playroom**

Second Floor

- **Three Bedrooms** and a **Family Bathroom**





Ground Floor
Area: 207.00 sq. m (207.00 sq. ft)



First Floor
Area: 100.00 sq. m (100.00 sq. ft)



Second Floor
Area: 100.00 sq. m (100.00 sq. ft)



Total area: approx. 507.00 sq. m (507.00 sq. ft)

Important Notice

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Outside

Double wooden electric gates open onto a sweeping gravelled drive leading round to the front and side of the house. To one side is the separate **Garage** and **Annexe** of brick and slate construction comprising a three bay garage with stairs leading to the Annexe made up of a **Bedsit Living Room** and **Bathroom**. Rose Farm is bordered by high fencing, walling and mature hedging giving a private feel. The gardens comprise a walled garden to the rear with well established beds an ornamental pond a terrace and octagonal summerhouse. A wisteria clad arch leads into the sheltered parterre box hedged rose garden which in turn look out past a little gate to the orchard beyond. There is a wild flower garden meadow with many mature specimen tree plantings. Beyond is the fenced off paddock.

Tenure

Freehold

EPC: E46

Services

Mains electricity and water, private drainage, Oil fired central heating (some underfloor).

Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000
www.wiltshire.gov.uk

Directions

From Pewsey take the A345 Salisbury Road. After two miles, turn right signed to Manningford Bruce. Follow the lane and Orchard House is on the left hand side after approximately 1 mile, behind electric gates.

Agents note

A footpath runs across the paddock and is fenced off.



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