



YATESBURY, WILTSHIRE, SN11
£4,200 PER MONTH

Winkworth



LITTLE LONDON FARMHOUSE, YATESBURY, WILTSHIRE, SN11

An exceptional family home set within an organic farm in glorious countryside. Extensive, well appointed accommodation with garden, large circular driveway, garage and cellar. Available immediately, long-term.

This unique property must be viewed to understand its scale. Being let for the first time in five years, it's surrounded by a private, organic farm and enjoys beautiful views of Silbury Hill, the Marlborough downs, Windmill Hill and Cherhill Hill.

The property is situated between the market town of Marlborough and Calne approximately a mile from the A4 in the hamlet of Yatesbury.

A private gravel drive from the secluded farm entrance leads up to the main circular frontage of the property, which is surrounded by pretty and very manageable gardens, including two terraced seating areas.

The interiors of the property have been finished to a very high standard, immediately evident as you enter the entrance/dining hall with its beautiful oak floors and a barn style gallery. This is a fabulous family or entertaining space made cosy by a large log burner to one side. An airy and bright drawing room provides further entertaining and living space, graced by a central, Bath stone fireplace and French doors to the terrace.

The kitchen is a Mark Wilkinson, solid wood kitchen with granite work surfaces, a four door electric Aga, space for a large kitchen table, walk-in pantry and further French doors out.

The laundry room has a butler's sink, wc and shower. Accessed internally, the adjoining garage is spacious enough for a workshop and beneath this is a large bone dry cellar.

Upstairs there are four, good sized bedrooms with shower room and further family bathroom with shower, and airing cupboard arranged around spacious landings.



LOCATION

The rural hamlet of Yatesbury is an idyllic setting amidst rolling countryside and unspoilt downland in an area of great historical significance and interest just 2 miles west of the World Heritage Site of Avebury within the North Wessex Downs area of Outstanding Natural Beauty. Calne (5 miles), Marlborough (10 miles) and Devizes (10 miles) offer a good range of services and amenities and excellent schooling including Marlborough College, Pinewood and St Mary's and St Margaret's, Calne in the private sector as well as John Bentley School, Calne and St John's Marlborough in the state sector. Swindon is 13 miles to the north with access to the M4 motorway at junctions 15 and 16, together with rail services to London Paddington (55 minutes). The area offers many opportunities for outdoor leisure activities including walking, riding and cycling.

DIRECTIONS

From Marlborough, take the A4 towards Devizes and Calne and at the Beckhampton Roundabout take the second exit signposted Calne. After approximately 1.5 miles, take the right turn signposted Yatesbury and follow the lane, round the sharp right bend, taking the right turn as the lane forks, signed Yatesbury Farm House. As you get to the crossroads in the track go straight ahead into the driveway of the property.

SERVICES

Wiltshire Council Tax Band G

EPC Band D

Oil fired central heating

Mains drains, water and electricity

Holding Deposit of £969.23 required on acceptance.

Security Deposit of £4846.15 required prior to check in.





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