

Winkworth



**Detached, Unique family house!**

Guide Price £1,100,000





## CHURCH ROAD, WOODBOROUGH, SN9 5PH



4 3 2 8

**Offered with no onward chain in an idyllic location with stunning rural views towards the Alton Barnes chalk horse.**

Coming to the market for the first time in nearly 40 years a delightful detached family home nestled in to the sought after village of Woodborough on a no through road. Located near the church with stunning rural views with the Alton Barnes chalk horse in sight.

Bield house occupies a generous plot of 0.34 acres with extensive, secluded mature gardens.

To the front, the gravelled driveway has ample parking for up to 8 cars with access to the garden on both sides and is hedged with mature conifers and Beech. There is a large double garage which can be accessed via the utility.

As you enter the welcoming hallway the accommodation comprises a light filled lounge with fireplace and Jetmaster fitted grate and guard and bifold doors that open on to the terrace, cloakroom and dining room also with bifold doors. The kitchen breakfast room offers ample storage with double oven and separate hob, utility space with integral door to the garage door to the garden and door to the driveway. Off the kitchen is the family room also with a open fireplace with cast iron burner.

Upstairs there are four generous double bedrooms. The principal bedroom has excellent storage with modern ensuite shower room and lovely views to the back garden and out to the fields where the Alton Barnes white horse can be seen. There are two further double bedrooms with fitted wardrobes and the fourth bedroom above the garage is very generous in size and has landing space leading with further storage. The modern family bathroom has a bath and over bath shower. Off the landing there is a good eaves/attic storage.

The mature garden, with its centre piece conifer is well stocked with mature shrubs and a generous lawn area, offering peace and tranquillity, a haven for wildlife! There is a small outbuilding for storage to the side of the house.

The house is within easy reach of the highly regarded Woodborough Primary school, Garden Centre with local produce and café and independent café sticks and stones which is a MUST to visit. The 'Seven Stars' popular pub is a short drive away in the Hamlet of Bottlesford.





#### At a Glance:

- Detached family home in the heart of Woodborough
- Kitchen/Breakfast Room
- Utility
- Cloakroom
- Living Room
- Dining Room
- Family Room
- 4 generous double bedrooms, one with an ensuite shower room and excellent storage
- Family bathroom with bath and over bath shower
- Eaves storage
- Double Garage
- Driveway Parking for up to 8 cars
- Private mature garden

EPC:E

Council Tax:G

Services:

Mains water and drainage, electric and oil central heating.

Situation

Bield House is situated in the heart of this pretty village set in the dramatic scenery of the Vale of Pewsey and Woodborough Hill. Woodborough and the nearby hamlet of Bottlesford enjoy a wide range of amenities including church, social club, highly regarded village primary school, garden centre and café, and popular local pub, 'The Seven Stars'. The area offers an abundance of walks & rides in the dramatic open countryside of the Vale of Pewsey, with local attractions including wonderful canal-side walks, the climb up Woodborough Hill with its fantastic views and a network of cycle routes in this enchanting and unspoilt area of north / east Wiltshire. Pewsey lies within a few miles with its tremendous range of amenities including its railway station with express trains into London Paddington (65 mins), supermarket, cashpoints, chemist, garage and a range of good sports clubs. By car, easy access to the M4 & M3 (A303) within a 20 min drive. There is an excellent school in the village but there remain various options in the state and independent sectors locally with St Francis prep in nearby Pewsey. For senior schooling there is Pewsey Vale, Pewsey the excellent St Johns in Marlborough and Marlborough College, St Mary's Calne and Dauntseys (school bus pick-up in Woodborough)









Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

#### General

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Approximate Floor Area = 266.1 sq m / 2864 sq ft  
 Outbuilding = 4.8 sq m / 52 sq ft  
 Total = 270.9 sq m / 2916 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62167

Marlborough | 01672 552777 | [marlborough@winkworth.co.uk](mailto:marlborough@winkworth.co.uk)

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