Lower Farm, 10 Main Road

Cherhill, SN11 8UT

STRAKERS

Lower Farm, 10 Main Road, Cherhill, SN11 8UT

An exceptional Country residence, restored and enhanced with a stylish contemporary finish. Offering superb accommodation alongside an indoor pool and useful outbuilding with potential.

- 6 Bedrooms, 5 Receptions
- Indoor Pool & Hot Tub
- Stylish Modern Kitchen
- Wonderful Character Features
- Private West Facing Garden
- Outbuilding, P/P For Annexe
- Beautifully Presented Interior
- Offered With No Onward Chain

Guide Price £850,000

Description

Period Perfection West Facing Garden** Indoor Pool & Hot Tub** Bespoke Kitchen** Spacious & Flexible Layout** Outbuilding With Planning Consent For An Annexe (N/08/02322/LBC)**

This handsome mid to late C18th Grade II Listed home beautifully combines a wealth of period features with all the comforts and more that you would expect from a modern family property. Exposed beams, fireplaces and stone mullion windows effortlessly blend in with contemporary bathrooms and a bespoke kitchen. An entrance hall with engineered oak flooring leads off to 2 reception rooms- dual aspect sitting room with log burning stove and dining room with an inviting open fire. The stylish kitchen has limestone flooring and granite worktops, and is well equipped with an oil fired AGA, Rangemaster, American style fridge/freezer, wine chiller and microwave oven. There is a utility, shower room, flexible downstairs bedroom/study, and an impressive 22ft vaulted drawing room that leads through to an excellent play room. A noteworthy feature is the indoor training pool/swim spa and hot tub with 2 sets of bi folding doors that would be fabulous to open up in the summer months onto the extended patio sun terrace. Five good bedrooms are complemented by 2 refitted bathrooms and a mezzanine area that young children would love as a den. Outside a sweeping driveway provides ample parking, there is a private garden with established beds and seating areas. The outbuilding has consent granted for an annexe.

Situation

Cherhill is a popular village, with a school, public house and church, situated on the edge of the Marlborough Downs with excellent walking and riding close by. Comprehensive amenities can be found in the neighbouring towns of Calne, Marlborough and Devizes together with the larger market town of Chippenham which has a mainline railway station (London Paddington). Road communications are excellent providing access to the major employment centres of Swindon and Bristol, the Georgian city of Bath, and via the M4 motorway (Junction 17), London and the West Country. There is a good choice of state and private schooling in the region to include Marlborough College and Dauntsey's and those with an interest in country and leisure pursuits are well catered for in the region.

Property Information

Tenure= Freehold. Council Tax Band= G. Grade II Listed. Conservation Area & Area of Outstanding Natural Beauty. Services= Oil heating, mains water, electricity & drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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APPROX. GROSS INTERNAL FLOOR AREA 4386 SQ FT 407.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, OUTBUILDING & GALLERIED AREA)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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