



3 The Barton | Clyffe Pypard | Swindon | Wiltshire | SN4 7QB

WOOLLEY
& **WALLIS**

WOOLLEY & WALLIS

Guide Price: £775,000

A delightful four bedroom detached home with approximately 1.8 acres of land, double garage, gated driveway and rural views over the White Horse.



The Property

Woolley & Wallis are delighted to bring this charming four bedroom detached home to the market offering approximately 1.8 acres of land, double garage and private gravel driveway and views over the White Horse. With future scope to add stabling to it (subject to consent), this could provide an affordable equestrian facility with great local travel links.

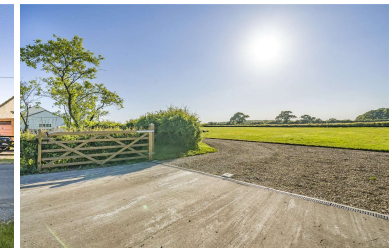
On entering the porch to the side of the house and opening into a lovely entrance hall, the downstairs bathroom is located on the right hand side. To the left hand side from the hall is the large width length sitting room with log burners at each end.

At the centre of the house is the dining room, which leads off to the kitchen and utility room. The kitchen offers beautiful views over the large South West facing garden to the rear and a door to the side patio area. The kitchen is fully fitted, with a range of wall and floor units and appliances.

Upstairs on the first floor are two bedrooms and two smaller bedrooms. There is a further separate shower room.

Outside is a double garage, an orchard area to the side of the house beyond the patio and a vegetable patch area behind the garage.

The House sits in approximately 1.4 acre of land with a further approximate 0.4 acre strip on the other side of the lane opposite.





Property Information - Tenure: Freehold

Services: Gas Central Heating, Mains Water, and Electricity. Klargester drainage system.

Council Tax Band: E

EPC Rating: D EPC: To be confirmed.

The Situation

3 The Barton is situated on the North Eastern fringes of the attractive hamlet of Clyffe Pypard close to Royal Wootton Bassett (5 miles to the North), Swindon (9 miles) and the historic market town of Marlborough (10 miles) to the South.

Directions

From Marlborough: Head north towards Broad Hinton passing through Rockley. On reaching the main road (A3461) after about 7 miles cross over the staggered crossroad and pass through Broad Hinton. Take the left turn signposted for Clyffe Pypard. Continue to Clyffe Pypard and at the at the end of the road at the Bushton cross roads, beyond the village, turn right. Continue along Withy Bed road the house is approximately 1 mile on the left hand side indicated by the Woolley & Wallis for Sale Board.

What3words: await.flamingo.sugar

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3 The Barton



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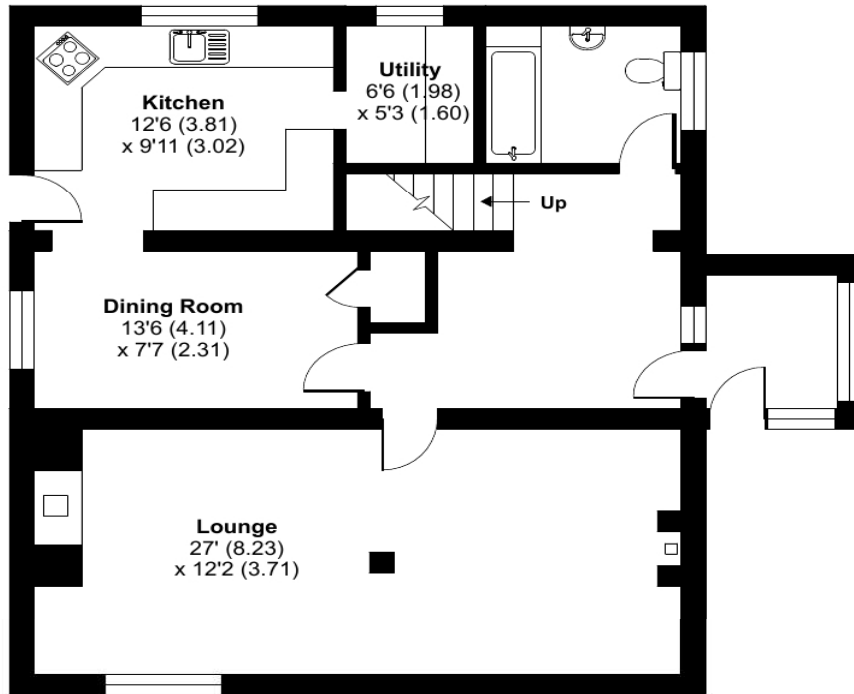
The Barton, Clyffe Pypard, Swindon, SN4

Approximate Area = 1455 sq ft / 135.1 sq m

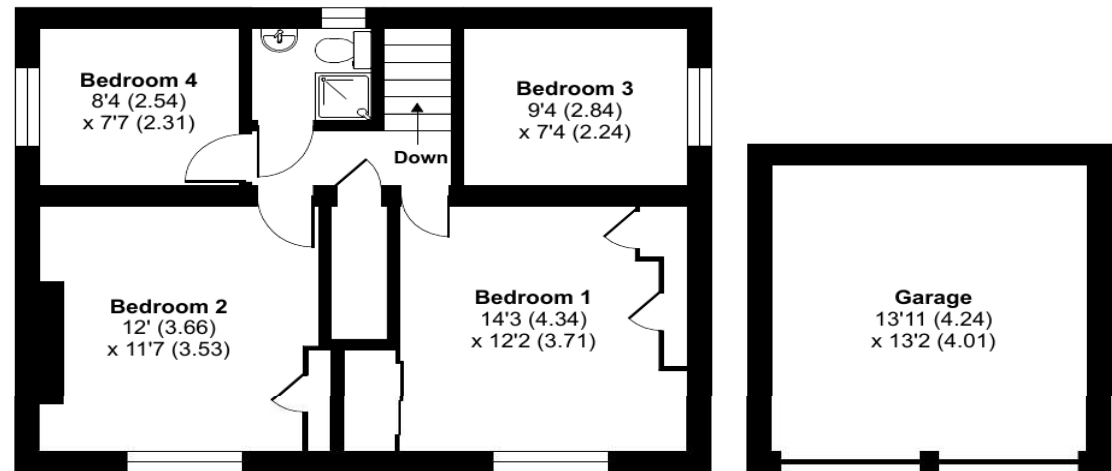
Garage = 184 sq ft / 17.1sq m

Total = 1639 sq ft / 152.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Woolley & Wallis. REF: 993096

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