



Springfield Villa Broad Town | Wiltshire | SN4 7RU

WOOLLEY
& WALLIS

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Asking Price: £1,150,000

This stunning four bedroom detached home is nestled on a spacious 3.81 acre plot with barn and stable boxes, offering a serene and private countryside living experience. The property boasts a newly built annexe, providing versatile living space or an excellent opportunity for rental income.



The Property

This stunning property offers a unique opportunity for those seeking a spacious family home with additional separate living accommodation. The main house boasts four well-proportioned bedrooms, providing ample space for a growing family.

Step inside the period home, and you will be greeted by a beautifully presented interior. The décor exudes charm and character, with a perfect blend of traditional features and modern finishes. The spacious living areas are flooded with natural light, creating a warm and inviting atmosphere throughout.

The kitchen is a true highlight of this property, offering a delightful space for entertaining friends and family. The sleek countertops, high-end appliances, and ample storage options make it a joy for any budding chef. Within the kitchen, is a dining area which provides an elegant setting for those special occasions.

The master bedroom is a peaceful retreat, complete with an ensuite bathroom. The remaining three bedrooms are generously sized and offer flexibility for use as guest rooms, a home office, or a playroom – perfect for a growing family.

In addition to the main house, there is a newly built detached annexe that offers even more living space. With two first floor bedrooms, a downstairs bedroom, and multiple bathrooms, it is perfect for accommodating extended family or guests. The annexe also features a spacious kitchen/dining area and a utility room. The integral garage provides convenient parking and storage.

Situated on a substantial 3.81-acre plot, this property offers an idyllic countryside setting, with breathtaking views over the adjacent fields. The extensive land includes paddocks, a barn, and two stable boxes, providing an ideal set-up for those with equestrian interests or a desire to keep animals.

The location of this property is truly remarkable. Tucked away in a tranquil and private





setting just outside the charming village of Broad Town, residents can enjoy the benefits of a peaceful lifestyle while still being within easy reach of local amenities and transport links.

Overall, this beautifully presented four-bedroom detached period home, with its newly built detached annexe and stunning views, offers a rare opportunity to own a small holding or family equestrian facility in a sought after location.

The Situation

Springfield Villa is tucked away in a tranquil and private setting, alongside the White Horse Trail walking route just outside of Broad Town; a sought after village, adjacent to the Marlborough Downs set in an Area of Outstanding Natural Beauty.

The village itself has a primary school, parish church and microbrewery with its popular tap room and outdoor bar; as well as a pub in the neighbouring village of Broad Hinton.

The market town of Royal Wootton Bassett is only 3 miles away with a comprehensive range of local facilities including a supermarket. The renowned market town of Marlborough is also only 8 miles away with an abundance of cafes, shops and restaurants.

The larger commercial centre of Swindon and traing station is just over 9 miles to the north providing a mainline train station serving London, Paddington in just under an hour. The M4 (J16) is 6 miles away, providing trunk road access to the North, South, East and West.

There is an excellent range of schooling available in the area including Marlborough College, Dauntsey's and St Mary's, Calne. The surrounding countryside is renowned for its walks and rides.

Services

Mains water, Mains electric, Oil central heating and Private drainage.

Local authority: Wiltshire County Council

EPC Rating: E

Council Tax Band: E

What3words: tasters.hockey.protect

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Springfield Villa, Broad Town, Swindon, SN4

Approximate Area = 1782 sq ft / 165.5 sq m (includes garage)

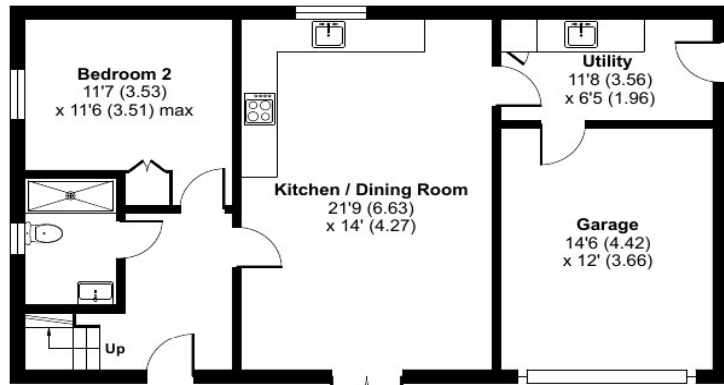
Limited Use Area(s) = 148 sq ft / 13.7 sq m

Annexe = 1015 sq ft / 94.2 sq m

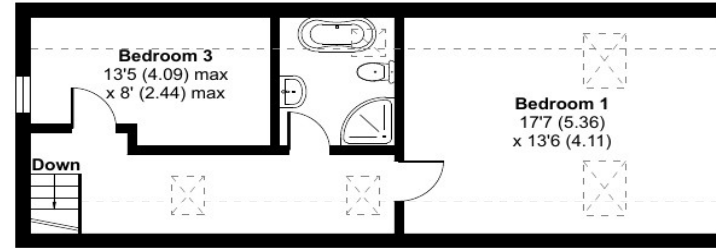
Outbuilding = 1609 sq ft / 149.4 sq m

Total = 4554 sq ft / 422.8 sq m

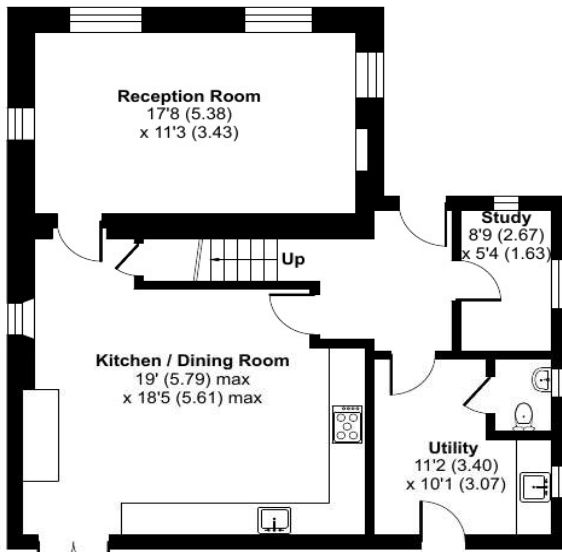
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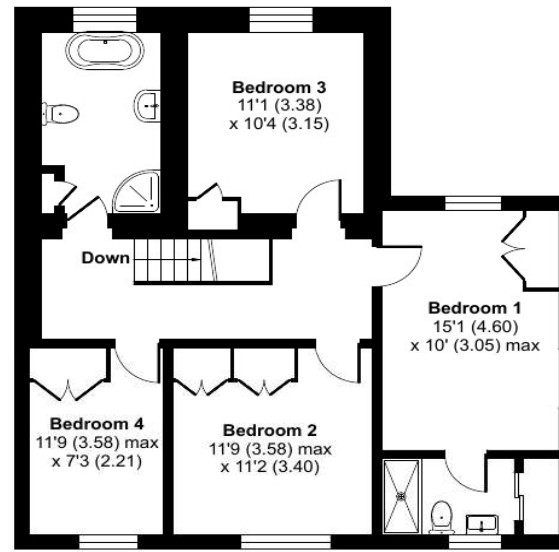
ANNEXE GROUND FLOOR



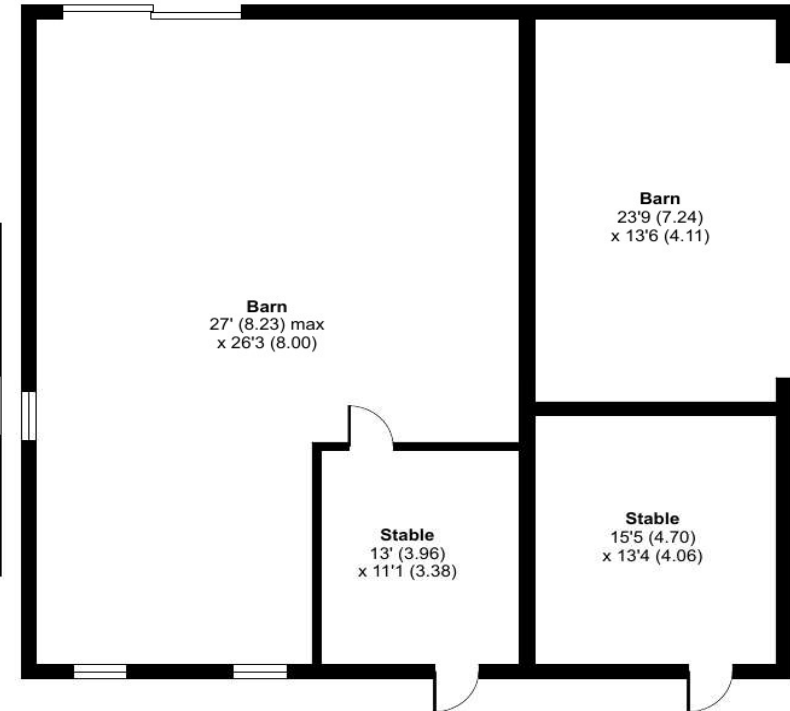
ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Woolley & Wallis. REF: 1003623

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