



FREEHOLD GUIDE PRICE

£850,000

Merchant House

Bottlesford SN9 6LW



A substantial family home with 175ft rear garden and far-reaching views across the Wiltshire Downs.

- Large, detached family house
- Glorious rural views
- Hall, guest cloakroom and utility room
- Sitting room with fireplace
- Large kitchen/breakfast room
- Study
- Dining room
- Four good bedrooms
- En suite bathroom and good family bathroom
- Large rear garden backing onto fields



SITUATION

Bottlesford is a small rural hamlet situated south of the larger village of Woodborough. The village is situated in the heart of the Vale of Pewsey with its dramatic open scenery and Kennet & Avon canal. This area offers some of the best walking and riding available in this enchanting and unspoilt rural area. There is a beautiful village church and strong local community. Unusual for a small rural village, Woodborough & Bottlesford have a thriving range of facilities including busy garden centre with cafe/shop and collection of small independent retailers. There is a well regarded village primary school and popular village pub 'The Seven Stars' (5 min walk). The larger village of Pewsey with its broad range of amenities and express rail connections to London Paddington (70 mins) is within a 3 ½ mile drive. The M4 & M3 (A303) are within a half hour drive.

DESCRIPTION

A substantial, four-bedroom, detached family house situated in this quiet country lane set in the open rural landscape of the Vale of Pewsey. Merchant House is one of a pair of large family houses built some 20 years ago offering versatile family accommodation over two floors. The house is set well back from the lane and approached via a gravel drive and a generous parking area, with a detached double garage. The property enjoys well planned accommodation comprising large hall, guest cloakroom, principal dual aspect sitting room with fireplace, study/playroom, dining room, a large kitchen/breakfast room, and utility. The kitchen opens onto a glorious rear garden. The first floor offers a large landing and four good bedrooms, en suite to the principal bedroom, and good family bathroom. The bedrooms enjoy attractive rural views, both front and rear. The property is double glazed and enjoys oil fired central heating.





OUTSIDE

The rear garden extends some 175 feet and is well stocked with attractive beds and borders featuring mature shrubs. It is predominantly laid to lawn and has a good area of paving, ideal for summer dining. There is additional parking opposite the house, ideal for guests.

SERVICES

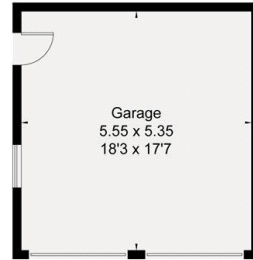
The property is double glazed and enjoys oil fired central heating.

EPC rating D

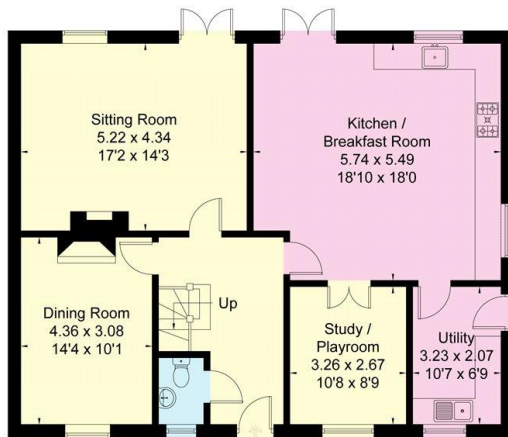
Council tax band G



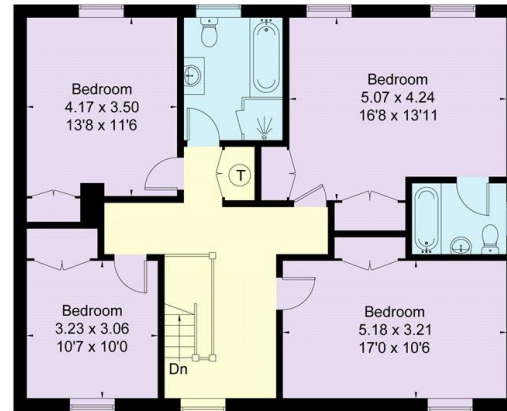
Approximate IPMS2 Floor Area = 197.8 sq m / 2129 sq ft
 Limited Use Area = 2.2 sq m / 24 sq ft
 Garage = 29.7 sq m / 320 sq ft
 Total = 229.7 sq m / 2473 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 260798



What3word:airtime.encoder.hardening



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