



FIELD FARM
Biddestone

Carter Jonas

FIELD FARM, THE BUTTS, BIDDESTONE, WILTSHIRE, SN14 7DY

- Chippenham 4 miles
- Bath 9 miles
- Bristol 15 miles
- M4 (J18) 5 miles
- London Paddington from 75 minutes from Chippenham Station

Reception hall • Sitting room • Drawing room • Kitchen • Garden room • Utility room • Shower room • Workshop • Main bedroom with en suite bathroom • Further double bedroom • Bathroom • Stairs to attic • Garden store • Garaging and parking • EPC rating TBC

DESCRIPTION

A Grade II Listed double fronted period farmhouse with local rubble stone elevations and stone mullion windows and doorcase under a Cotswold stone tile roof. The property was extensively refurbished and extended in 2008, as well as creating wheelchair access from the garage/parking area through the garden and ground floor of the property. A metal gate gives pedestrian access through grand stone gateposts leading to the front door via a pretty, formal parterre front garden and seating area.

Internally, the property has a wealth of period features, having the original stone surround fireplaces and window seats. In the reception rooms at the front of the house, either side of the central hallway. A corridor at the rear leads through to the kitchen/breakfast room with a vaulted ceiling and an Aga fitted into the original stone fire surround. At the far end of the house is a utility room and shower room. Off the kitchen is a later extension forming a lovely garden room, with double aspect windows and double door opening onto the garden. An external workshop has the boiler and can re-connect into the main house through a closed off door, allowing for a fourth bedroom or living room.

A HANDSOME DETACHED FORMER FARMHOUSE SET CENTRALLY IN THIS CHARMING VILLAGE WITH A LOVELY GARDEN AND GARAGING.







A staircase in the hall leads to the first floor with a spacious landing with two storage cupboards. A main bedroom with a large en suite bathroom sits at one side of the house and at the far side is a bathroom and a further double bedroom. A staircase leads up to an unconverted attic space with potential to convert to further accommodation, subject to the necessary consents.

The west facing garden is a real treasure, having been lovingly designed and maintained. A large paved patio leads up to a level lawn with formal square topiary around measured tree planting. There is a small storage outbuilding and to the rear of garden, with access from a rear lane, is a garage with electric up and over door leading to a further parking area and storage space.

LOCATION

Biddestone is a charming, peaceful village with attractive, traditional Cotswold Stone houses and cottages centred around the village green with a duck pond and two public houses. The nearby towns of Corsham, Chippenham and Bath provide very good local shopping and Bristol and Cirencester are close by. Biddestone is well located for communications; it is about 5 miles from junction 17 of the M4 motorway and there is a regular train service to London from Chippenham, taking about 80 minutes. Sporting activities in the village include very active tennis and cricket clubs and within the general area include hunting with the Beaufort, Polo at Westonbirt, racing at Cheltenham, Bath and Newbury, and golf at Chippenham, Castle Combe, Bowood, The Park and Lansdown. Schooling in the area is excellent and includes Westonbirt, St. Marys Calne, Stonar, Dauntsey's, Heywood School, and the Bath schools that cover all ages.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Viewing: Strictly by appointment with Carter Jonas

Council Tax: Band F





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Gross Internal Area (Approx.)

Main House = 200 sq m / 2,153 sq ft

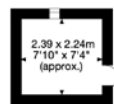
Attic Storage = 51 sq m / 559 sq ft

Garage = 54 sq m / 586 sq ft

Workshop = 14 sq m / 155 sq ft

Outbuilding = 5 sq m / 57 sq ft

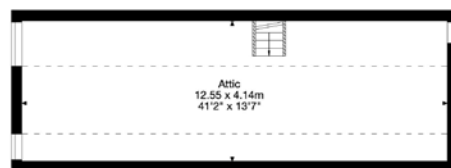
Total Area = 324 sq m / 3,510 sq ft



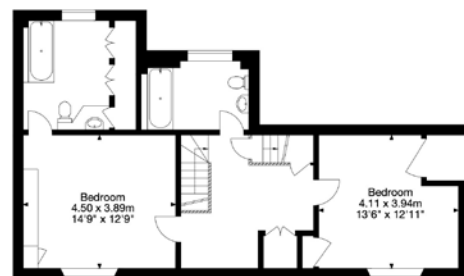
Outbuilding



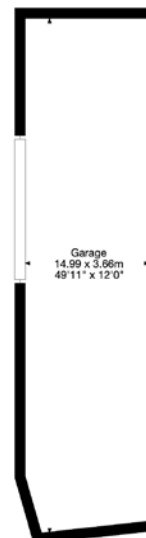
Ground Floor



Attic



First Floor



Garage

Capture Property Marketing 2020. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only, not drawn to scale.

Capture.



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