



**THE CROFT,
UPPER WANBOROUGH**

Carter Jonas

THE CROFT, UPPER WANBOROUGH, SWINDON, WILTSHIRE, SN4 0DQ

A SPACIOUS (4155 SQFT) FIVE BEDROOM DETACHED FAMILY HOUSE WITH DELIGHTFUL GARDENS, SITUATED IN A WONDERFUL EDGE OF VILLAGE LOCATION.

KEY FEATURES

- Detached family house
- c4155 sqft
- Not listed
- High ceilings throughout
- Period Features
- Elevated Position
- Coach House offering potential (STPP)
- Delightful gardens
- c3.8 acres in total
- Edge of village location



SITUATION

The Croft is a character property situated on the edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) in the picturesque Anglo-Saxon village of Wanborough. The village has five public houses in total and a parish church, which is unusual in having a spire at one end and a tower at the other. There is a good local primary school in the village with Pinewood, St Hughes, and Marlborough College all within easy reach. There is also a Doctors surgery, a monthly farmers market in the village hall and Hoopers Field which provides excellent sporting facilities with tennis courts, bowls, cricket and football. The village is surrounded by glorious countryside with a good network of footpaths and bridleways and is moments to The Ridgeway.

The M4 (junction 15) is readily accessible, providing links to London and the West Country. Swindon mainline station is nearby with links to London Paddington (c60 mins), Bristol Temple Meads (c38 minutes) and Bath (c23 minutes). The Great Western Hospital is close by and the market town of Marlborough is also within a reasonable distance, with its boutique shops, coffee shops and a range of restaurants and pubs.

DESCRIPTION

Built in 1906, The Croft is a striking and expansive Edwardian family home set over three floors and is located on the edge of the popular village of Upper Wanborough.

The front door opens into a lobby, off which is the office/study. Through double doors, you enter a large and welcoming entrance hall with mosaic tile flooring and wonderfully high ceilings, a feature which continues throughout the property.

The well-proportioned sitting room is at the front of the house and features an elegant open fireplace, ceiling corning and a large bay window. There is a further dual aspect reception room of similar proportions and again delightful period features such as the corning and ceiling rose, offering flexible space and ideally set up for modern day family life.

There is a large dining room, enjoying lovely northerly views and access to the pantry, has parquet flooring and this continues through to the kitchen/breakfast room, both rooms enjoy far reaching views. The kitchen, which is large enough for a good-sized table, has with an extensive range of units and in turn leads through to the sizeable utility room and downstairs cloakroom.

On the first floor, there are four generous sized bedrooms, a separate study (which can also be accessed via the second staircase off the kitchen) and a well-appointed family bathroom with bath and shower. The large principal bedroom enjoys an attractive outlook over the gardens and fields beyond.

The accommodation continues up to the second floor where there is a shower room, playroom / family room and the fifth double bedroom.

The Croft is not Listed and is ready for a purchaser to put their own mark on the property and make it a wonderful family home.

OUTSIDE

The house is approached by a brick paved drive which leads to a turning circle by the front door. The driveway continues past the house and leads down to The Coach House, where there is parking for numerous vehicles. The Coach House, currently used as a garage and extra storage, has the potential to be converted into further accommodation subject to obtaining the necessary consents.

One of the standout features of this property is the delightful mature garden and grounds and is set in approximately 3.8 acres. The south-west facing garden, which has been beautifully maintained over the years, is mainly laid to lawn interspersed with pathways and with a multitude of mature trees and shrubs. It is cleverly divided into various sections to make great use of both space and stunning countryside views, including the large terrace, located off the kitchen, offering an ideal for alfresco dining and entertaining. The summer house and woodshed offer additional areas for garden storage, as does the conservatory extension attached to the property.





SERVICES & MATERIAL INFORMATION

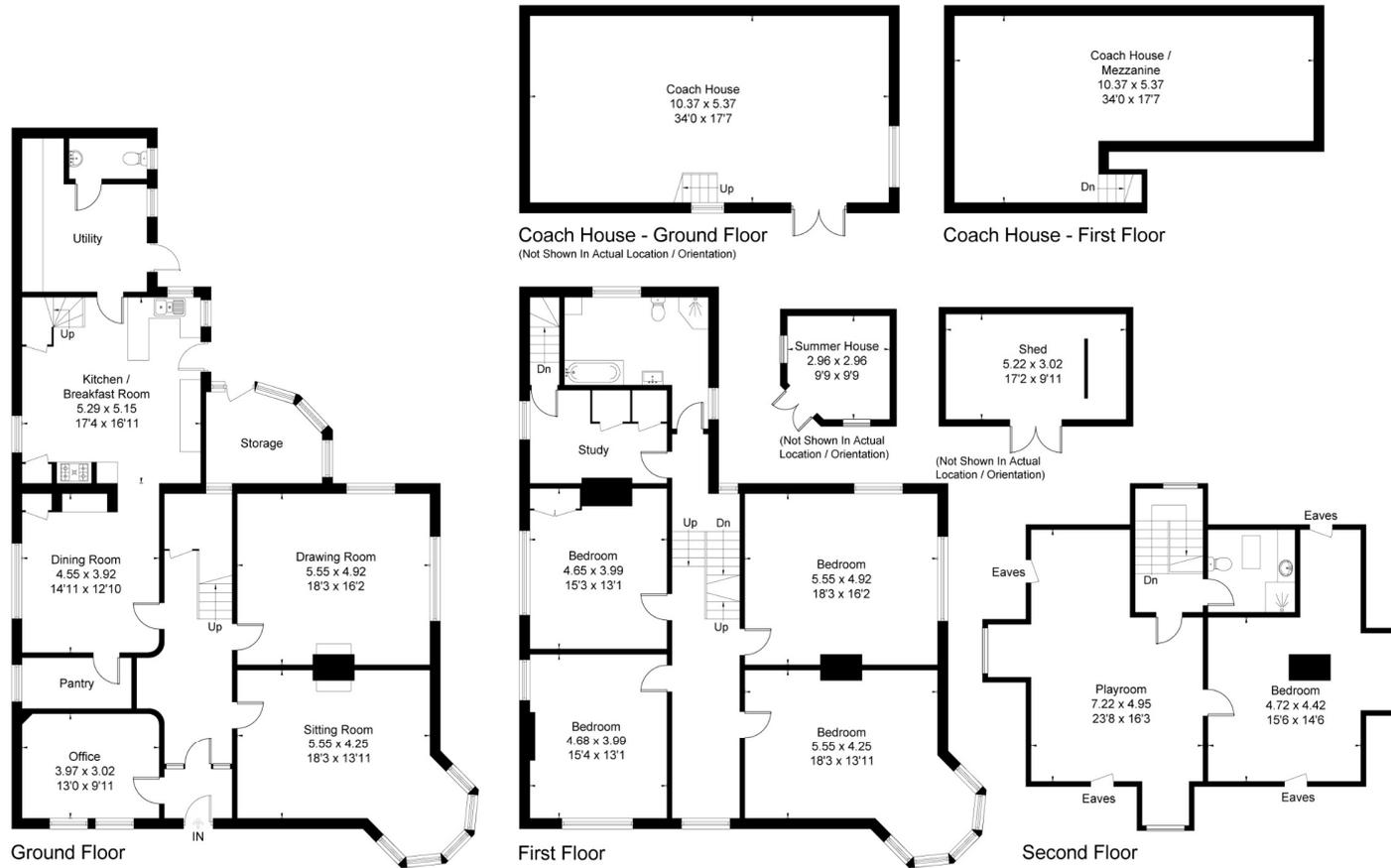
- The Croft is not Listed
- Freehold
- Mains water, private drainage. Gas fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details.
- Flood Risk - very low risk

GUIDE PRICE £1,500,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



The Croft, Upper Wanborough Swindon, SN4
 Approximate Area = 4155 sq ft / 386 sq m
 Outbuilding = 1175 sq ft / 109.2 sq m (Excluding Shed)
 Total = 5330 sq ft / 495.2 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68456

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Classification L2 - Business Data