



FROGDITCH FARMHOUSE

Lower Woodrow

Carter Jonas

FROGDITCH FARMHOUSE, 225 LOWER WOODROW, FOREST, MELKSHAM, WILTSHIRE, SN12 7RB

- Melksham 2 miles
- Lacock 1 miles
- Chippenham 7 miles
- Bath 15 miles
- London (Paddington) from 75 minutes from Chippenham Station

Porch • Open plan kitchen/dining/living space • Sitting room • Utility • W.C. • Office/snug • Main bedroom with dressing room, en suite and private balcony • Four further bedrooms • Two bathrooms

Planning permission to create side extension with further reception room with home office/bedroom above as well as a triple garage.

Annexe: Kitchen/living room • Bathroom • Bedroom

Carriage driveway with two gated entrances • Parking area • Large level gardens • Enclosed paddock with field shelter • In all approx 2 acres.

DESCRIPTION

This was originally a much smaller period farmhouse that the present owners have extensively rebuilt, creating a fabulous family house surrounded by lovely gardens and paddocks in an excellent rural position. There is permission in place for a further two storey extension to the side of the property, that can be carried out by the present owner should one wish, further to negotiation.

An oak framed porch leads to the large front door, opening into a huge open plan living/dining and kitchen space with a bespoke curved wooden staircase leading to the first floor.

A STUNNING, NEWLY BUILT RESIDENCE SET IN THE MIDDLE OF ITS GENEROUS GROUNDS OF APPROX 2 ACRES WITH A SEPARATE ANNEXE AND LOVELY VIEWS







A stunning Balthaup fitted kitchen sits to one side with a central island unit with an oak breakfast bar off it for informal dining, whilst a large dining area at the far end has oak framed glass from floor to ceiling and hardwood bi-folding double doors opening onto the paved terrace. The whole space has natural stone tiled flooring with exposed brick work walls, making a substantial space with a mix of period farmhouse with a contemporary modern luxury. At one side of the main living area is a sitting room with a wood panelled wall to one side with a wood burning stove inserted. Double doors lead out to the garden and there is planning permission to extend to create a further large reception room to the side of the property with an external stone stair access to a home office/bedroom above. At the far side of the house is a utility room with an oak stable door to the front drive and access to a downstairs W.C. Next to this is the cosy office/snug.

The bespoke wooden staircase leads up through to the house to the first and second floors with access to all the bedrooms and bath/shower rooms. Of note is the main bedroom, similar to the living space below, being oak framed with floor to ceiling glass windows with incredible views. The doors open onto a covered balcony that stretches the length of the room. A walkway leads through to a dressing room and an en suite bath/shower room.

The permission for the additional space to the side, off the sitting room and bedroom 2 allows for an external staircase to lead to a further bedroom or home office.

The property has been installed with NIKO home control, allowing the user to control the heating, lighting and video entry remotely, using a mobile phone application.

The grand gate pillars have electric gates leading to a formal driveway though to a turning circle with water feature surrounded by lavender. There is a parking area with planning permission for a triple garage. A secondary drive leads off to a separate access to the road, again through grand gates, allowing for a self-contained drive to the detached one bedroom annexe. The annexe has been similarly finished to a very high standard with versatile usage and having its own outside space and privacy from the main house.



The level lawn garden surrounds the house and a paved patio extends to the rear in a southerly aspect. Mature, well spaced trees surround the boundary to one side of the garden, whilst a post and rail fence surrounds the far side, enclosing the large paddock with field shelter.

SITUATION

The house is situated on the outskirts of both the historic national trust village of Lacock and the market town of Melksham, which offer good day-to-day shopping, pubs, toy shop and garden centres, whilst the beautiful Georgian city of Bath with its excellent restaurants, recreational and cultural facilities is about 14 miles away. Bristol and Swindon are within easy access and Chippenham train station has a regular service into London Paddington (approximately 75

minutes). Motorway access to the M4 is either at junction 16 or 17. Sporting activities in the area include various renowned golf courses such as nearby Bowood House, and those with an interest in equestrian pursuits are well catered for. The house is very well placed for many excellent schools including St Mary's and St Margaret's Calne, Marlborough College, Stonar and Dauntseys, and the well renowned Bath day schools.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Heating by air source heat pump with underfloor heating. Private drainage.

Council Tax: Band G

EPC: Band B



Frogditch Farm, Lower Woodrow, Near Lacock SN12 7RB

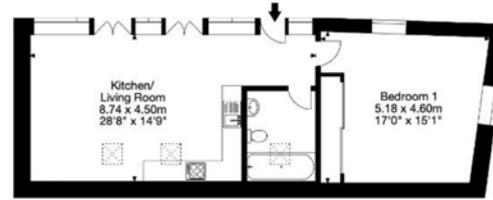
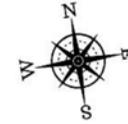
Gross Internal Area (Approx.)

Main House = 289 sq m / 3,117 sq ft

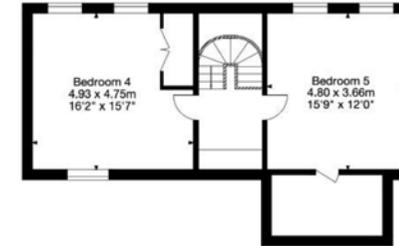
Proposed Extension = 72 sq m / 779 sq ft

Annexe = 61 sq m / 662 sq ft

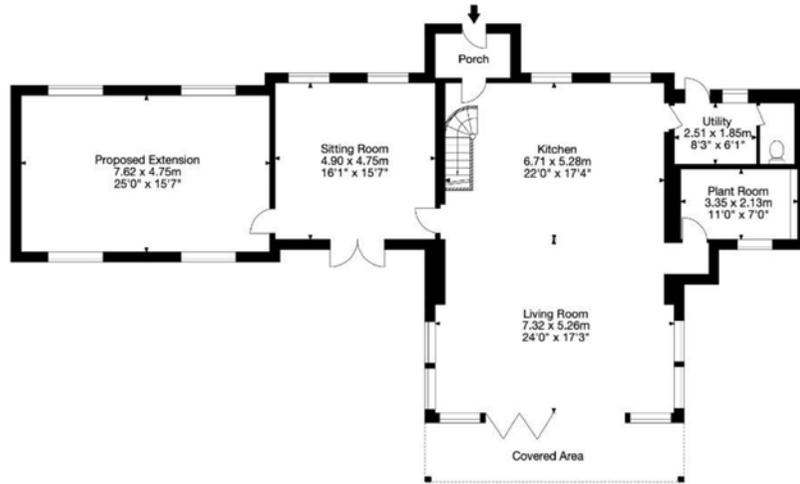
Total Area = 422 sq m / 4,558 sq ft



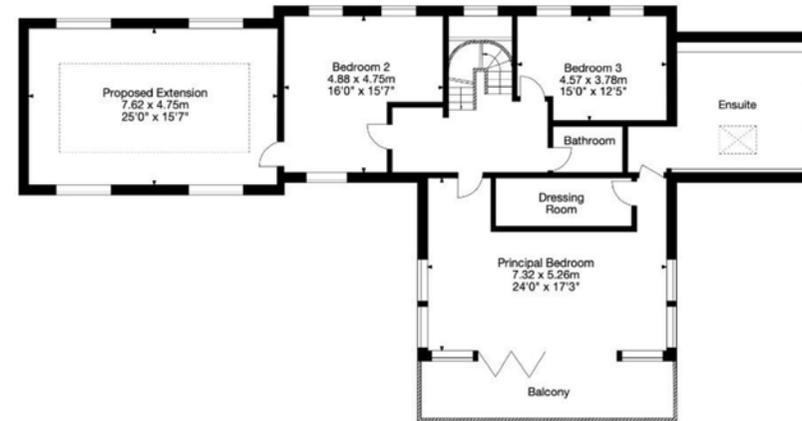
Annexe



Second Floor



Ground Floor



First Floor

Capture Property Marketing 2023. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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