



Woodland View Farm, Brokerswood, Westbury, BA13 4EY

£1,250,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Discreetly positioned along a picturesque, tree-lined country lane on the edge of a sought-after Wiltshire village, Woodland View Farm is an outstanding and substantial residence offering over 3,800 sq ft of beautifully appointed accommodation, with the rare addition of a self-contained internal annex. This charming, white-rendered country home sits gracefully within grounds extending to approximately 1.55 acres, perfectly orientated to capture the afternoon and evening sun.

The property offers ample gated parking to both sides of the house, with the added benefit of a covered carport. A neatly tended lawn and mature planting frame the path leading to an oak-framed porch with slate roof, setting the tone for the style and quality found within. Internally, the property offers an exceptional degree of versatility and space. The principal residence comprises an inviting entrance hall, a beautifully proportioned kitchen/dining room with double Butler's sink, handcrafted cabinetry, marble worktops, and a generous seating area beside a log burner, perfect for informal family living. Additional rooms include a boot room, cloakroom/WC, utility room, study, and a delightful family room. The showpiece of the home is undoubtedly the vaulted sitting room, an exceptional space featuring full-height glazing to two sides, exposed beams, striking views over the gardens and three sets of French doors that lead seamlessly outside. With a log burner and feature brickwork, it offers an elegant yet relaxed environment, ideal for entertaining or simply enjoying the peace of rural life.

Upstairs, the main house provides three well-proportioned bedrooms and a luxurious master with en suite bathroom, enjoying views across the grounds. The internal annex can be accessed both from within the main house and via its own independent entrance, and comprises two bedrooms, a sitting room, a kitchen, and a shower room. This flexible space is ideal for multi-generational living, guest accommodation, or potential holiday let income (subject to permissions).

Finished to a high standard throughout, Woodland View Farm combines traditional country character with modern comforts. Features such as wooden flooring, cast iron radiators, exposed brickwork and quality fittings ensure this home delivers on both style and substance. This is a rare opportunity to acquire a versatile and substantial country home, ideal for those seeking privacy, space and a quintessentially English rural lifestyle, all within easy reach of local amenities and excellent transport links.

OUTSIDE

Outside, the grounds are a true delight. Largely laid to lawn and interspersed with mature trees, the garden is complemented by extensive entertaining spaces including a large stone patio, decked seating areas, and a variety of landscaped zones perfect for al fresco dining. A substantial outbuilding currently serves as a workshop and storage area but offers scope for a range of alternative uses.

AGENTS NOTE

Please note there is a Right of Way across one of the car parking areas. Our vendor informs us this is barely used.

LOCATION

Located in a quiet hamlet that comprises a cluster of houses and farms. The neighbouring village of Rudge is approximately 1 mile away provides a popular public house. Beckington is also nearby (approx. 3.6 miles) and offers a church, two public houses, Marks and Spencer Food, Mes Amis licensed café deli, sports clubs, village hall, village school and Springmead private nursery and day school. Dilton Marsh (approx. 3.6 miles) by and offers a range of amenities including public house and village school. A wider range of amenities are available in Frome (6 miles, Trowbridge and Warminster. Recreational facilities are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep.











Local Information

Local Council: Wiltshire

Council Tax Band: F

Heating: Electric and solid fuel

Services: Mains electricity and water. No gas connected. No water meter. Private drainage via Klargester water treatment plant.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Bristol, Castle Cary



Nearest Schools

- Bath, Beckington, Bruton,
- Frome, Mells, Street and Wells



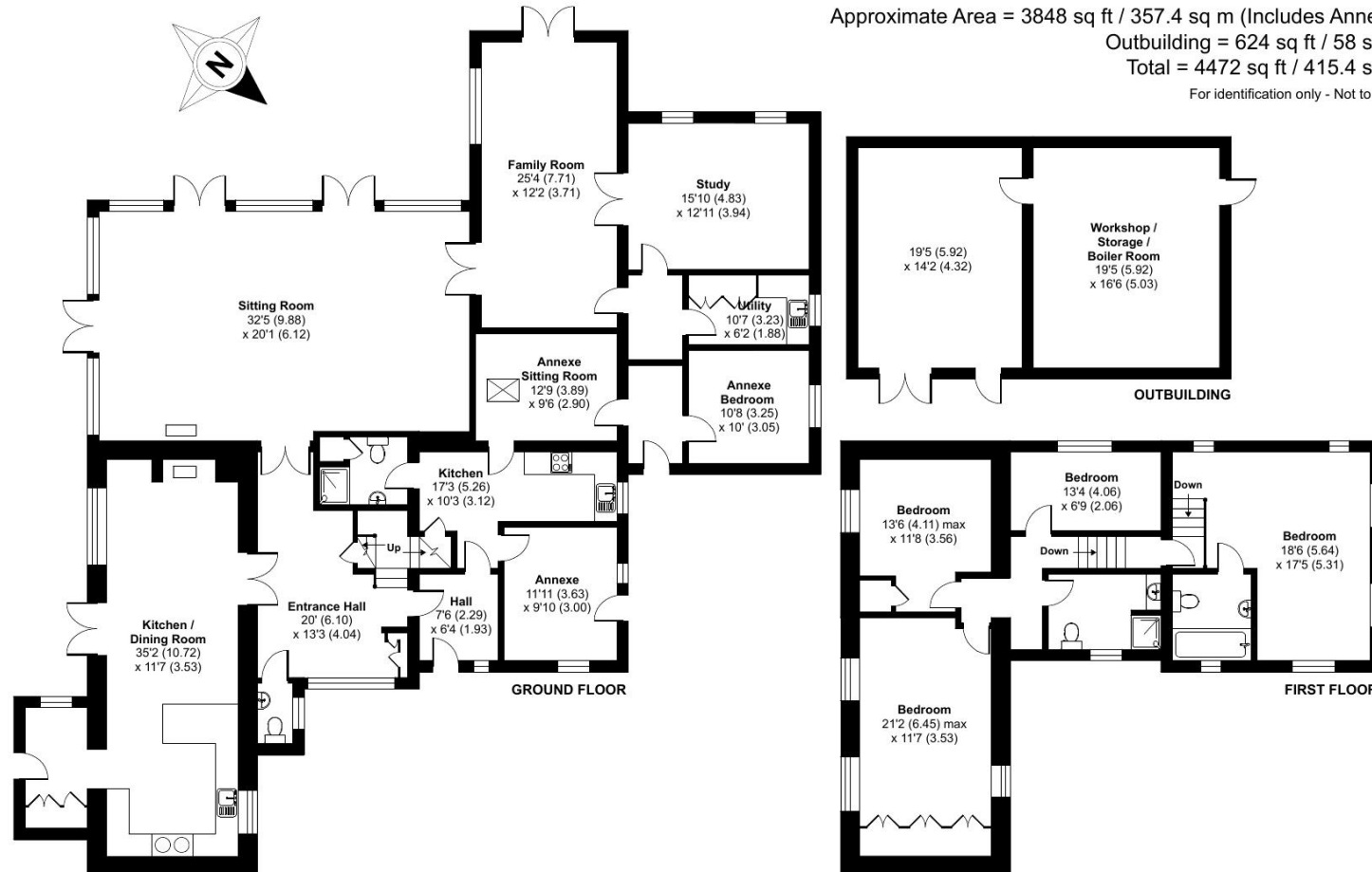
Silver Street Lane, Brokerswood, Westbury, BA13

Approximate Area = 3848 sq ft / 357.4 sq m (Includes Annexe)

Outbuilding = 624 sq ft / 58 sq m

Total = 4472 sq ft / 415.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1295221

FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

frome@cooperandtanner.co.uk

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