



Shrivenham Road, South Marston
Wiltshire, Guide Price £650,000

Waymark

Shrivenham Road, South Marston SN3 4RT

Wiltshire
Freehold

Grade II Listed Character Thatched Cottage | Circa 1.4 Acre Plot | Outbuildings And Workshop | Driveway Parking And Garage/Store | Private Front & Rear Gardens As Well As Fruit Orchard | Paddock Which is Circa 0.7 Acres | Four Bedrooms | Three Reception Rooms | Two Bathrooms | No Onward Chain

Description

A fantastic opportunity to purchase Longlease Farmhouse which is a beautiful grade II listed four bedroom detached thatched cottage, which is located just off the A420 on the outskirts of the attractive village of South Marston. The property is bursting with character and original features and benefits from a good size plot, which is circa 1.4 Acres in total and benefits from both front and rear gardens, a small fruit orchard and a paddock. The property also benefits from three reception rooms, two bathrooms, sizable outbuildings/workshops as well as garaging, sheds and plenty of driveway parking.

The property is offered to the market chain free and the accommodation comprises; Entrance hall, rear porch/boot room, utility area with stable door to garden, kitchen, dual aspect dining room with inglenook fireplace, dual aspect sitting room with inglenook fireplace, dual aspect family room complete with fireplace and access to garden, landing, family bathroom with roll-top bath and walk-in shower, four light and airy bedrooms, master with jack and jill en-suite bathroom.

Outside, the property is located just off the A420 with a driveway and garden to the front which is mainly laid to lawn. To the side of the property there is access to the garage/store as well as workshop/store. The rear garden is private, mature, South facing and mainly laid to lawn along with a paved patio area and several storage sheds. The garden neighbors the fruit orchard which has apple, plum and pear trees. There

is also an L-shaped circa 0.7 acre paddock which wraps around the rear of the garden and provides access to another large outbuilding (circa 1,100 sq ft).

The property is freehold and is connected to mains gas electricity and water. There is private drainage via septic tank. This property must be viewed to be fully appreciated.

Location

Longlease Farm is located just off the A420 and just outside of the attractive village of South Marston which sits just outside of East Swindon and neighbours the Wiltshire/Oxfordshire border. The Village benefits from great access to the A420, A419 and M4. Swindon train station is circa 4 miles away and there are good bus links too.

Viewing Information

By appointment only please.

Local Authority

Swindon Borough District Council.

Tax Band: G



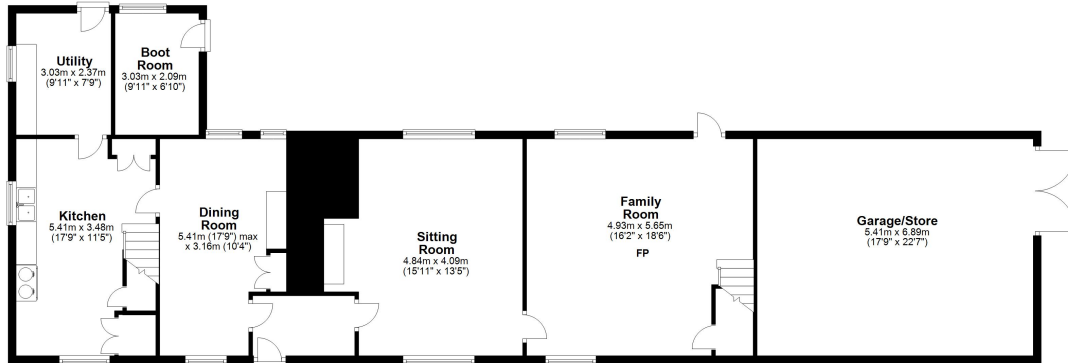
Waymark
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

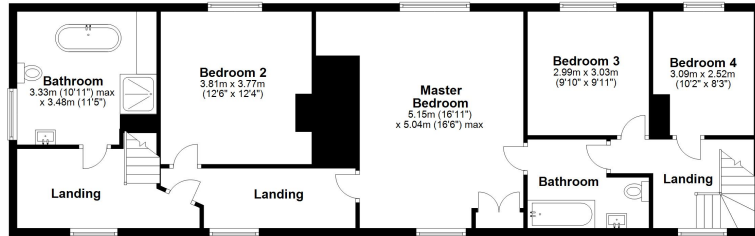
Ground Floor

Approx. 146.1 sq. metres (1573.0 sq. feet)



First Floor

Approx. 96.1 sq. metres (1034.4 sq. feet)

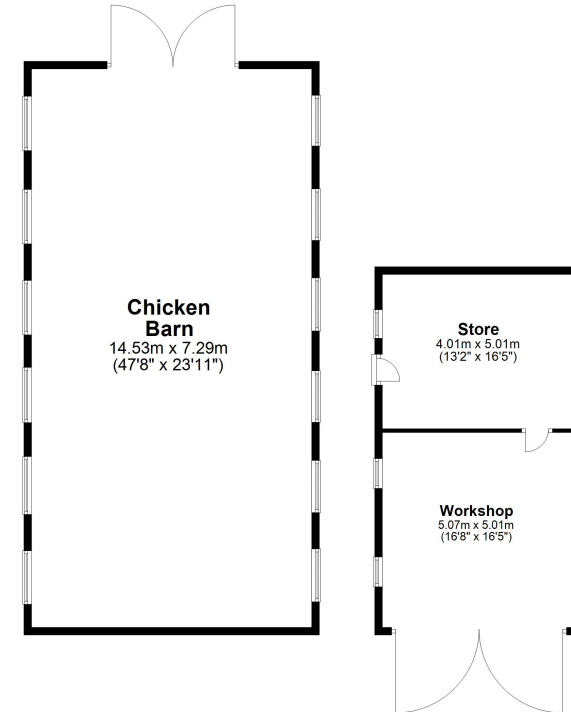


Total area: approx. 242.2 sq. metres (2607.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Ground Floor

Approx. 151.9 sq. metres (1634.9 sq. feet)



Total area: approx. 151.9 sq. metres (1634.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

