



Maryfield House

The Street

Broughton Gifford

SN12 8PH

A handsome, detached 6 bedroom period property offering comfortable accommodation arranged over 3 floors. The property also boasts a delightful, private garden, garage/workshop and ample parking.

Property Features

- Detached period property
- 6 bedrooms
- 2 bathroom rooms
- 2 formal reception rooms
- Mature level garden
- Garage and workshop
- Ample parking

Offers in Excess of

Tenure: Freehold

£1,000,000



Total Area: Including Garage/Workshop, Eaves Storage and Cellar 383.6 m² ... 4129 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Accommodation

Ground Floor

Entrance Hall

Accessed via partially glazed beveled front door with stairs rising to first floor, understairs storage, radiator, doors leading to WC, living room and kitchen/breakfast room.

Cloakroom

With WC, wash hand basin having mixer tap, extractor fan.

Living Room

Being dual aspect with 2 side aspect windows and a front aspect sash window, grand fireplace with hearth and wooden surround, 3 double radiators, step up and door to:-

Dining Room

With 3 rear aspect windows, partially glazed doors to kitchen and conservatory, fireplace with tiled surround and decorative mantle, 2 double radiators, trapdoor and steps down to:-

Cellar

With exposed stone walls, flagstone flooring, small glazed window with extractor.

Kitchen/Breakfast Room

Kitchen/Breakfast Room

With a range of cream floor and wall mounted units having work top incorporating 1½ bowl stainless steel sink with waste disposal, cooker, dishwasher, front aspect sash window, downlights, double radiator, partially glazed door to:-

Conservatory

With tiled flooring, glazed windows to front and side, French doors to garden and terrace, polycarbonate roof, 2 double radiators, door to

Utility Room

With stable style door to rear terrace and workshop, rear aspect window, range of floor and wall mounted units having worktop incorporating single bowl sink with mixer tap and drainer, space and plumbing for washing machine, floorstanding oil fired boiler providing domestic hot water and central heating, access to loft space via loft ladder.

First Floor

Landing

With front aspect window, radiator, stairs rising to second floor, doors to bedrooms 1, 2, 3, 4 and family bathroom.

Bedroom 1

With front and side aspect sash windows, double radiator.

Bedroom 2

With front aspect sash window, pretty cast iron fireplace with wood surround, double radiator.

Bedroom 3

With side aspect sash window, double radiator.

Bedroom 4

With rear aspect sash window, double radiator.

Family Bathroom

With WC, vanity unit having marble top with inset twin wash hand basins and splashback, bath with telephone style taps, marble surround and splashback, walk-in shower with tiled surround and chrome shower head, heated towel rail, chrome vertical radiator, rear aspect sash window.

Second Floor

Landing

With front aspect window, airing cupboard housing hot water tank and slatted shelving, radiator, access to fully boarded roof space via loft ladder.

Shower Room

With vanity unit having inset wash hand basin, WC, shower cubicle with chrome shower, tiled walls and sliding door, sash window, airing cupboard with slatted shelving, single radiator.

Bedroom 5

With exposed and painted beam, triple aspect having windows to front, side and rear, eaves storage, double radiator.

Bedroom 6

With exposed and painted beam, triple aspect having windows to front, side and rear, eaves storage, double radiator.

Externally

Garden, Garage and Parking

The property is approached via an ornamental Ivy design wrought iron gate and path that leads to the front door with rambling roses and formal box hedging.

The east and south facing garden is predominantly laid to level lawn with an abundance of mature perennial plants and shrubs, a formal rose garden and a delightful magnolia. There is also a useful garden shed.

A stone terrace is accessed from the conservatory and is ideal for al fresco dining and enjoying the sun.

A picket gate leads through to a productive vegetable garden which enjoys views over the adjoining countryside. For the keen gardener there is also a spacious greenhouse with electric lighting and power. Water is supplied from the well outside the back door. The well is operated by an on-demand pressurized pump which supplies outlets in the conservatory and to each of the gardens.

A private drive providing parking for numerous vehicles leads to the garage/workshop building which boasts an inspection pit and power.



Situation

Maryfield House is situated in the Wiltshire village of Broughton Gifford. The village benefits from St Mary's primary school, 2 public houses, The Bell on The Common and The Fox and Hounds, a Grade I listed church, St Mary the Virgin which dates back to the 13th century and a Baptist Chapel. The village hall hosts a variety of clubs and social events, ensuring a great community feel.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 4 miles), Melksham (approx. 3 miles), Trowbridge (approx. 5 miles) and Corsham (approx. 6 miles). Amenities including supermarkets, retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links. The National Trust village of Lacock is also close by (approx. 5 miles) with various tea rooms, public houses and independent shops.

The World Heritage City of Bath (approx. 11 miles) provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There are rail stations at Melksham and Bradford on Avon which connect to the mainline railway stations at Chippenham and Bath respectively providing direct access to London Paddington, Bristol and south Wales.

Description

Maryfield House is a handsome, detached period house situated in the heart of the village. The property, built c1850 and is reputed to have been the village bacon curer's house, offers comfortable accommodation arranged over 3 floors and has been well maintained by the current owner.

The ground floor accommodation briefly comprises; a light and airy kitchen, conservatory enjoying views over the garden and ideal as an additional less formal living space, 2 formal reception rooms, both having handsome fireplaces and large sash windows; cloakroom and utility. A trapdoor from the dining room leads down to useful cellar.

Upstairs, on the first floor a spacious landing leads to 4 double bedrooms and a luxury family bathroom and on the second floor, a further 2 bedrooms and a shower room.

Externally, double gates lead to the private driveway providing parking for numerous vehicles and leading to the double garage/workshop building.

The beautiful, mature garden is predominantly laid to level lawn with an abundance of shrubs and plants, a private terrace and productive vegetable garden.

General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band G - £3,684.93

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