





A substantial and commanding detached period 5 bedroom farm house set in an elevated position enjoying far reaching views towards the Marlborough Downs with a private drive and large well manicured gardens.

The house offers ample living accommodation and period outbuildings for external storage.

There is also the opportunity to lease office accommodation located within a short walk of the main house. This is by separate negotiation.

There is an indoor swimming pool located on the edge of the gardens, this has not been used for some years however it can be made available if a tenant wished to reinstate it.

The Property Offers:

Ground Floor:

Entrance Hall

Dining Room

Living Room

Kitchen/Breakfast Room

Study

Utility Room

Cloak Room

Pantry

First Floor:

3 Double Bedroom

Master Bedroom with En-suite

Single Bedroom

Family Bathroom

Shower Room

There is also a large cellar for storage accessed via the Inner Hall.



Outside:

The property offers large formal gardens that are currently maintained to an immaculate standard. Tenants would be required to maintain the garden to the standard that it is currently presented, throughout the tenancy.

The property also offers a vegetable garden area located off the rear courtyard and several out buildings for storage and garaging.

Local Area:

Located in the charming village of Uffcott the property has easy access to junction 16 of the M4 approximately 4.1 miles away. The popular market town of Marlborough (8.9 miles approx.) has a Waitrose and a plentiful supply of pubs, restaurants and extensive retail opportunities. Mainline train lines from Swindon, Great Bedwyn and Hungerford direct to London Paddington.

There local area provides an excellent choice of both state and public school. Broad Hinton is just two miles away and has a good primary school. Pinewood Prep School is approximately 20 minutes from Uffcott (depending on traffic). Marlborough College and St. Johns Academy (Ofsted Rating Outstanding) is approximately 15 minutes away.

Marlborough and Swindon (both under 10 miles from Uffcott), offer very good shopping facilities, both with large supermarkets and range of designer shops. Broad Hinton, just two miles away, has two good village pubs, it also has a village shop, a post office, a village hall and a sports club including a cricket club and badminton club. Being surrounded by the Marlborough Downs, there are extensive riding, walking and cycling opportunities and routes in the area and across the ridgeway network.



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Tenants Charges:

On top of the Rent of £2,500 the tenants must be aware of additional Charges involved when taking on a tenancy.

Application/Referencing Fee: £300 + VAT

Deposit:£5,000

Tenants will be responsible for all utility bills such as Electricity, Sewage & Water, Oil & Gas (where applicable), Council Tax and any other utility's that a tenant wishes to have connected to the property.

The garden must be kept to the standard it is let throughout the tenancy.



Office Space Opportunity by Separate Agreement

There is a rural office complex within a short walk of the main house. There are currently several vacancies which could satisfy a need to be able to work from or near home, or to run a more substantial business.

Uffcott Rural Business Park provides a unique opportunity for a business to occupy a beautifully converted farm building near Broad Hinton. The Property is situated a few minutes from the A4361 Wroughton to Avebury road, offering excellent links to Swindon and Marlborough. It is set in a beautiful country location on a quiet rural business park; viewing is highly recommended.

Unit 4 benefits from planning consent allowing it to be used for 'B1 Business Use' as an office or for light industrial use. It is one of a collection of buildings converted on this farm and is sited adjacent to other buildings occupied by small enterprises. Unit 4 amounts to approximately 732ft² (68m²) in total and includes a small kitchenette and WC facilities.

Unit 4 Rent - £500 + VAT per calendar month.

The Boathouse benefits from planning consent allowing it to be used for 'B1 Business Use' as an office or for light industrial use. It is one of a collection of buildings converted on this farm and is sited adjacent to other buildings occupied by small enterprises. The Boathouse amounts to approximately 432ft² (40m²) in total and includes a small kitchenette and WC facilities.

The Boathouse Rent - £320 + VAT per calendar month

Viewings strictly through sole agents Kidson-Trigg.



EPC on Order.