



**GRANGE FARM HOUSE,
MARDEN**

Carter Jonas

GRANGE FARM HOUSE, MARDEN, DEVIZES, WILTSHIRE, SN10 3RQ

AN IMPRESSIVE COUNTRY HOUSE, WITH EXTENSIVE OUTBUILDINGS, LOCATED IN THE HEART OF THIS POPULAR VILLAGE IN THE PEWSEY VALE.

KEY FEATURES

- Six bedrooms
- Five bathrooms
- 6017 square feet
- Abundance of character and period features
- Driveway parking
- Double garage
- Stunning garden
- Outbuildings with potential (STPP)
- Indoor swimming pool
- Tennis Court
- Popular village with village hall and well-respected pub
- In all about 6.9 acres



SITUATION

Marden is a popular village which lies 6 miles south-east of the market town of Devizes, nestled in the Pewsey Vale in close proximity to the Salisbury Plain and the Marlborough Downs. There is an exceptional village pub as well as the 12th Century parish Church, village hall and riding stables and is surrounded by glorious open countryside perfect for walking, riding and cycling.

There are an excellent range of schools from village primary and local secondary to the independent sector of St Francis Prep, Dauntsey's (bus pick up in the village), Marlborough College and St. Mary's Calne.

The area offers strong transport links either by rail from Pewsey with direct trains to London Paddington in c65 minutes or by car with easy access to the A303/M3 or M4.

DESCRIPTION

Grange Farm House is an outstanding Grade II listed village Farmhouse, of red brick part timbered elevations under a part thatched / part copper roof, thought to date from the C17th. At 6017 square feet, the house has well-proportioned and extensive accommodation providing a comfortable family home in this peaceful and attractive spot.

Of particular note is the substantial kitchen/ breakfast room, a fabulous space centred around the Aga and has double doors opening up to the paved terrace. It links seamlessly through to the games room and family room beyond, off which is a kitchenette and shower room. This area could be used as a self-contained annexe, offering great flexibility of space.

Further reception rooms include a drawing room with fireplace and woodburning stove and lovely bay window, snug, dining room and study off the rear hall. The downstairs space has a lovely flow to it and is completed by the pantry, sizeable utility / boot room and cloakroom.

On the first floor, off the generous landing, is the principal bedroom with dressing room and substantial ensuite bathroom. There are an additional two double bedrooms (both with ensuite facilities) and a further single bedroom on this floor.

Stairs from the landing lead up to the second floor, where there are a further two double bedrooms and two bathrooms (one ensuite).

OUTSIDE

Grange Farm House is approached via a driveway to a gravelled area at the front of the house with ample parking. In addition, there is a double garage with a EV charging point installed.

To the rear of the house is a charming walled garden with a lawned area, pond, greenhouse and vegetable garden. The garden is beautifully maintained and mainly laid to lawn, with a south-west facing paved terrace accessed off the kitchen offering the ideal spot for outdoor entertainment. There is a spectacular array of specimen trees, shrubs, and planted flower beds and if it is toys you are after, then Grange Farm House has plenty. Within the grounds are an indoor, heated swimming pool and a newly resurfaced tennis court.

There are numerous outbuildings offering great potential and useful garden storage. Of particular note is the large barn which has lapsed planning permission (E/09/0786/FUL) for conversion to ancillary accommodation if required.

To the west of the house is a very useful and large paddock which is encircled by an avenue of trees, offering a delightful and private walk. The property resides on c6.9 acres of land.





Classification L2 - Business Data



SERVICES & MATERIAL INFORMATION

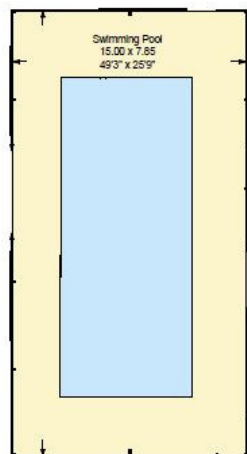
- Grade II Listed
- Freehold
- Mains electricity, water and drainage. Wood pellet biomass boiler
- Roof re-thatched in 2023
- Council tax band: G
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE £2,750,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office







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