



**Wrights**  
01225 755553

Hawkeridge Farm, Mill Lane, Hawkeridge, Wiltshire, BA13 4LD

Offers in Excess of £900,000



## Situation

The property is situated in a rural location on the edge of the sought after Wiltshire village of Hawkeridge, offering fantastic opportunities for walks and equestrian hacking on the door step.

The Village is located 2 miles from Westbury, a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, which can be viewed from the grounds of this property. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country.

Westbury is exceptionally well positioned for all major road and railway connections with the mainline railway station offering links to London (1 hour 26 minutes), Wales and the whole of the South West of England.



**Exceptional Grade II listed former farmhouse**

**Set in approximated 3.5 acres of land**

**Offers outbuildings, large barns and stables**

**Large gated driveway offering extensive parking**

**Generous rear garden leading to a large enclosed paddock**

**Four reception rooms**

**High quality kitchen and Utility**

**Five bedrooms plus additional loft room**

**Four bathrooms plus downstairs cloakroom**

**Open fireplace, flag stone and parquet floors, exposed beams and much more!**

**Sold with no onward chain**



This exceptional Grade II listed former farmhouse is positioned within approximately 3.5 acres of land and offers additional outbuildings, barns and stables as well as a large paddock to the rear.

Dating back to circa 1600's and later extended in the 1860s, the property has been fully refurbished by the current owners, offering many features including four high specification bathrooms, a quality kitchen with fitted appliances and an Aga, decorative fire places, exposed timber beams, an open fire, parquet & flag stone floors and much more. The property offers four spacious reception rooms and five double bedrooms, as well as an additional loft room, ideal for a children's playroom.

Externally there is a large gated driveway, providing extensive off road parking and a generous rear garden leading to the enclosed paddock to the rear.

This fantastic property is sold with the benefit of no onward chain.

A viewing is highly recommended in order to fully appreciate!

## **The accommodation comprises**

### **Ground Floor**

The ground floor of the property offers a fantastic living space comprising a spacious entrance hall, well appointed kitchen with high quality white goods and an Aga, breakfast room, utility room, cloakroom, ground floor bathroom, generous dual aspect sitting room with open fireplace, snug and a formal dining room.

### **First Floor**

On the first floor you will find a landing leading to the large Master bedroom with exposed timber beams, a well appointed family bathroom with sunken bath, three further double bedrooms and a large en-suite shower room.

### **Second floor**

On the top floor of the property is the fifth double bedroom, another well appointed bathroom and a spacious loft room (with reduced height) which would make a ideal children's playroom.







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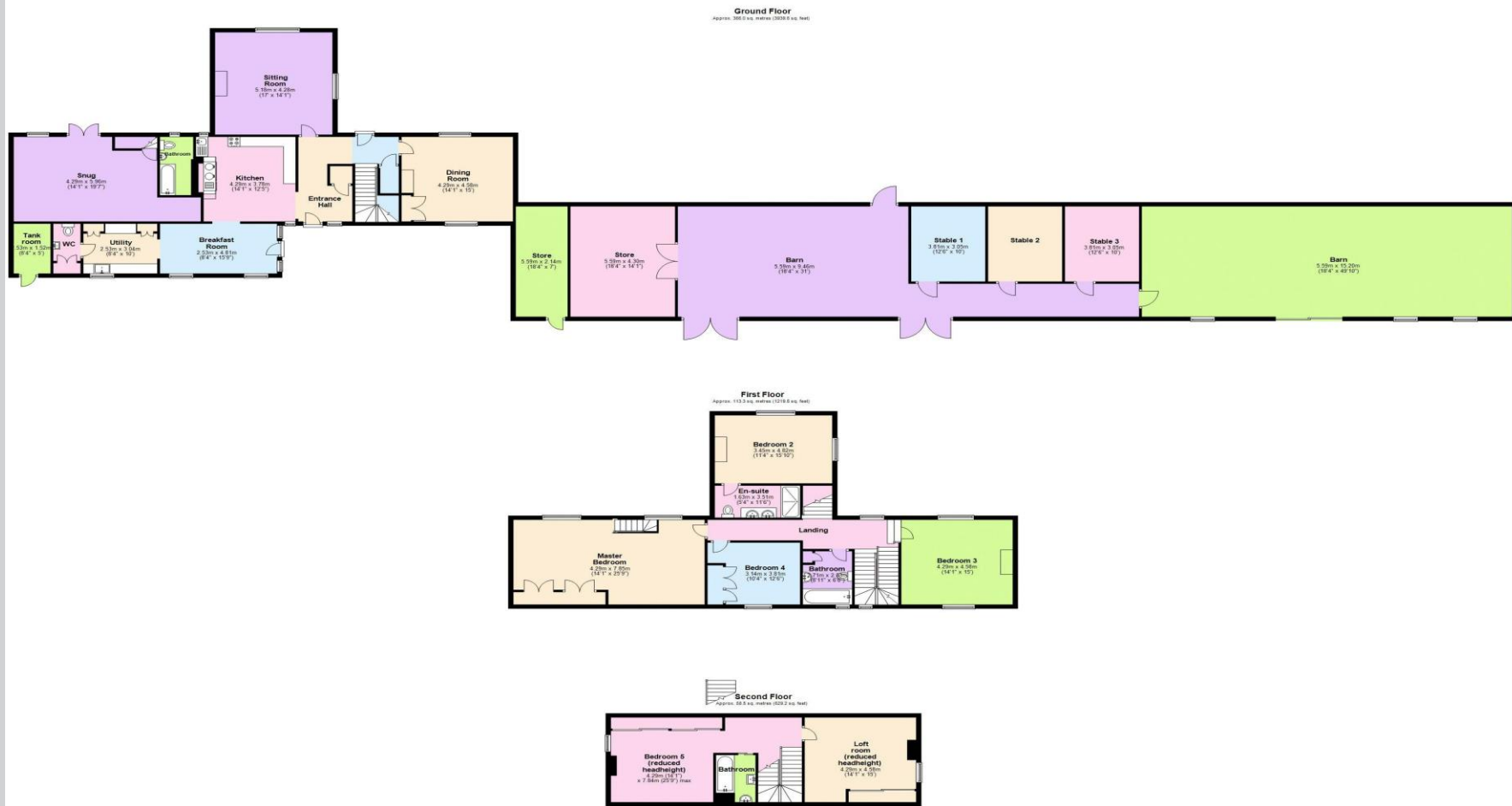
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Total area: approx. 537.8 sq. metres (5788.3 sq. feet)





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## Disclaimer

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