



**OLD STATION HOUSE
WOODBOROUGH**

Carter Jonas

OLD STATION HOUSE, WOODBOROUGH, SN9 5PL

AMENITIES

- Sitting Room
- Two further reception rooms
- Kitchen
- Dining room
- Utility room
- Workshop
- Main Bedroom
- Three Further Bedrooms
- Family Bathroom
- Garden and summerhouse
- Private parking and double garage
- Stable block and further outbuildings

SITUATION

With its thriving community, Woodborough is one of the most popular villages in the picturesque Pewsey Vale. The village is served by an excellent C of E Primary school and the Whitehall Garden centre which also has several boutique shops, antique shop, delicatessen and Sticks and Stones coffee shop, book binders and the renowned Seven Stars pub in neighbouring Bottlesford. St Mary Magdalene Church is close by. Woodborough is situated 4 miles to the west of the larger village of Pewsey, where a range of local facilities including a supermarket, shops, post office, church, doctors, dentists, secondary schooling and the private school St Francis. Woodborough is situated in the heart of the Pewsey Vale, designated as an Area of Outstanding Natural Beauty. The larger village of Pewsey provides more extensive local facilities including a main line rail service to Newbury, Reading and London (Paddington approximately 1 hour) and the South West. The historic market towns of Marlborough and Devizes are 8 and 9 miles distance respectively. The Kennet and Avon canal passes close to the village and there is excellent riding and walking in the Downs nearby.

DESCRIPTION

Old Station House is an impressive detached, double fronted Victorian property (not listed) of red brick elevations located on the edge of the popular village of Woodborough.

The property offers generously sized and bright reception spaces with simple period detail including fireplaces, ceiling cornicing and high ceilings. The main living room enjoys wonderful proportions and is centred around the fireplace with woodburning stove. There is a good-sized kitchen with an adjoining large utility room, which could be combined to create a wonderful open plan kitchen/breakfast room (subject to planning).

Upstairs there are four double bedrooms, all of which are served by the well-appointed family bathroom. The property is offered in good condition throughout but could benefit from some updating internally and would make the ideal family home within this thriving village community.

AN IMPRESSIVE VICTORIAN FAMILY HOUSE WITH FOUR BEDROOMS AND THREE RECEPTION ROOMS, LOCATED ON THE EDGE OF WOODBOROUGH.



The property is not listed, is on mains drainage and is heated by Calor gas central heating throughout.

OUTSIDE

Old Station House enjoys generous gardens which are predominantly laid to lawn and enclosed with natural hedging. There are various outbuildings including former stables with an original hayloft above and adjacent double garage. There is a gardeners' WC and various further stores. These outbuildings offer tremendous scope for further development, subject to obtaining the necessary planning permissions. To the front, the property is accessed via a five-bar gate opening to large brick paved area providing parking for several vehicles.

Agents Note: Please note that there is a public footpath within the boundary of the property.

TENURE Freehold

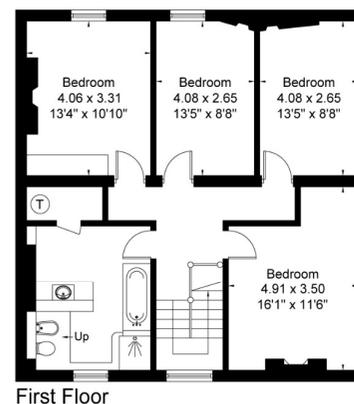
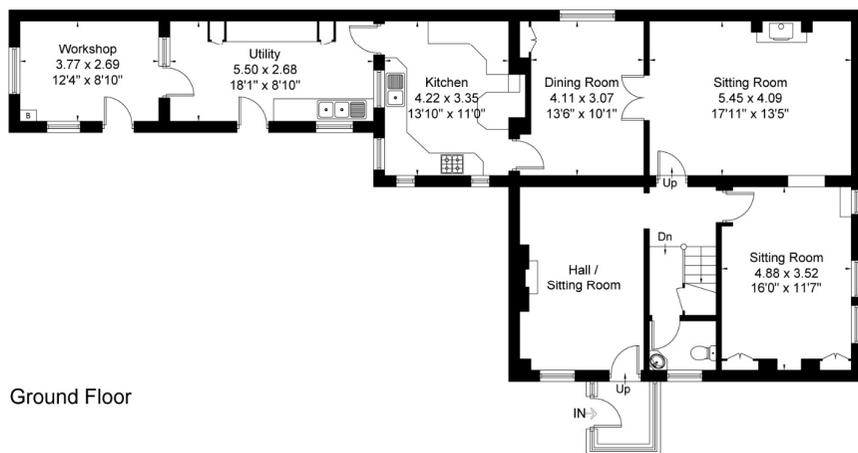
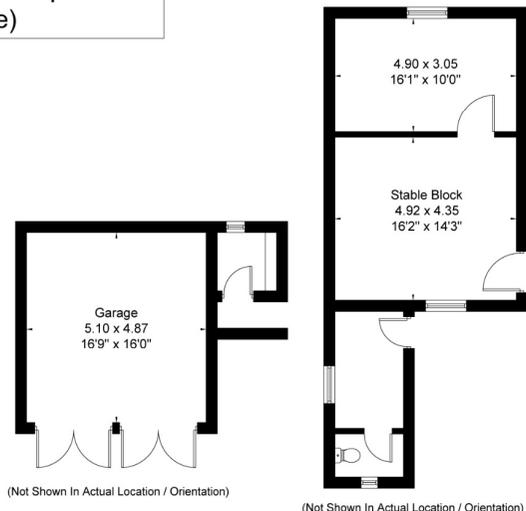
EPC BAND D.

GUIDE PRICE: £800,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Woodborough, Pewsey, SN9
 Approximate Area = 2283 sq ft / 212.1 sq m
 Outbuildings = 799 sq ft / 74.2 sq m
 Total = 3082 sq ft / 286.3 sq m
 (Including Garage)



Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 321440

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.