



THE ORCHARD  
CLYFFE PYPARD

Carter Jonas



# THE ORCHARD, WOOD STREET, CLYFFE PYPARD, WILTSHIRE, SN4 7PZ

## AMENITIES

- Entrance hallway
- 3-4 Reception rooms
- Kitchen and utility room
- Cloakroom
- Master suite with ensuite bathroom
- 4 Further bedrooms (1 with ensuite bathroom)
- Family bathroom
- Private driveway and garage
- Large garden, orchard, 2 Stables and tack rooms, 2 Paddocks and Ménage

## SITUATION

The Orchard is situated close to the pretty village of Clyffe Pypard. The house sits on top of the escarpment with panoramic and open views across the dramatic landscape of the Marlborough Downs. Clyffe Pypard is set below a wooded part of the hill known as Clyffe Hanging and has a parish church. The nearby village of Broad Hinton has a primary school, village hall and public house and Italian Restaurant. St Margaret's, St Mary's, Calne and Pinewood are all close by and Marlborough College is also easily accessible, providing excellent public schooling options.

Marlborough lies 9 miles to the south east across the Downs and Swindon is approximately 8 miles to the north with regular train services to London Paddington (approx. 1 hour). The M4 Junction 16 lies 8 miles to the north.

## DESCRIPTION

The Orchard is a detached family home offering modern, practical living space in a mature and tranquil countryside setting. An impressive and welcoming entrance hall provides access to all principal reception rooms.

The generous kitchen which incorporates the family room offers a large relaxing dining space as well as a further seating area along with a four oven Aga and fitted contemporary kitchen. This room is the heart of the house and offers a superb family hub, looking out through the patio doors onto the rear terrace and garden beyond. The drawing room with adjacent snug/study also has patio doors to the rear garden boasting a wood burning stove. A separate dining room also has patio doors opening onto the garden and offers a more formal entertaining space.

The first floor provides a double aspect principal suite situated at one end of the galleried landing with a generous bathroom and built in storage. All further bedrooms are of wealthy proportions, the second bedroom offering ensuite facilities, with a modern family bathroom servicing the remaining bedrooms.

## AN IMMACULATE FIVE BEDROOM COUNTRY HOUSE SET IN 2.3 ACRES ENJOYING RURAL VIEWS.



## OUTSIDE

A generous garden lies to the rear of the property and incorporates mature fruit trees and sweeps around three sides of the house.

To the rear of the plot is a recently constructed stable block which incorporates a tack room and hay barn/garage. Two paddocks sit either side of the stable block with a ménage immediately behind.

**TENURE** Freehold    **EPC BAND** D.

**GUIDE PRICE:** Offers Over £1,400,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

**Agents note - the photos used are from 2018**





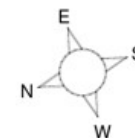
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## SERVICES & MATERIAL INFORMATION

- Freehold
  - Mains water, private drainage. Oil fired central heating.
  - Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
  - Energy efficiency rating: D
  - Broadband and mobile coverage.
- Please refer to <https://checker.ofcom.org.uk/>

**Wood Street , Clyffe Pypard**  
**Approximate Gross Internal Area**  
**Main House = 2,990 sq ft / 278 sq m**  
**Garage/Hay Barn = 275 sq ft / 26 sq m**  
**Stable/Tack Room = 329 sq ft / 31 sq m**  
**Total = 3,594 sq ft / 334 sq m**



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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**Marlborough 01672 514 916**

93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**

Offices throughout the UK

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