

WOOTTON RIVERS,
MARLBOROUGH

Carter Jonas

DASHWOOD, WOOTTON RIVERS, MARLBOROUGH, WILTSHIRE, SN8 4NQ

AN IMPRESSIVE FOUR-BEDROOM FAMILY HOUSE SET WITHIN BEAUTIFULLY ESTABLISHED GARDENS, ENJOYING OPEN RURAL VIEWS IN THE HEART OF WOOTTON RIVERS.



KEY FEATURES

- Substantial detached family house of over 2,100 sq ft
- Sought-after village setting
- Four bedrooms and two bath/shower rooms
- Spacious triple-aspect kitchen
- Three reception rooms
- Beautifully landscaped gardens
- Stunning rural views
- Driveway parking, brick built open garage and workshop
- Peaceful setting
- Double glazed throughout
- Roof-mounted solar panels

SITUATION

Wootton Rivers is a beautiful and unspoilt village tucked away in a wonderful setting amidst the gently rolling hills and open farmland of the Vale of Pewsey. It is situated just a few miles from the lovely market town of Marlborough and village of Pewsey. Dating back many hundreds of years, the village exhibits many of the best architectural features of this area, with flint and thatch very much prevalent. It feels a world away from the hustle and bustle of modern life, yet it offers the best of both worlds - secluded and peaceful while being quickly accessible to excellent schools, a wide range of shops, and commuting via road and rail. The Kennet and Avon canal runs through the village and there is a popular village pub, The Royal Oak, village hall, ancient church and there are few settings in this area more lovely.

The vibrant market town of Marlborough lies c5 miles to the north and Pewsey, with mainline train services to London Paddington, c3 miles to the south-west.

Classification L2 - Business Data

DESCRIPTION

Set back from the village road behind a generous front garden, Dashwood is a substantial detached family house occupying a delightful position within this highly sought-after village. Offering over 2,100 square feet of well-balanced accommodation, the property combines generous reception space with four bedrooms, extensive parking and beautiful views across open countryside to the rear.

A welcoming entrance hall provides an immediate sense of space and leads through to the principal reception rooms. The impressive sitting room is a wonderfully proportioned space, extending to 24 feet in length and centred around a wood-burning stove, creating a comfortable room for both family living and entertaining. A separate study offers valuable versatility and is ideally suited to home working, whilst also lending itself to use as a secondary reception room, family snug or playroom.

The heart of the house is undoubtedly the impressive kitchen/dining room, a wonderfully bright and sociable space benefiting from a triple-aspect outlook and an excellent range of fitted cabinetry and storage. Designed with family life and entertaining in mind, the room flows seamlessly into the conservatory, which in turn opens onto the gardens beyond, creating a strong connection between the house and its delightful surroundings. The ground floor accommodation is completed by a useful pantry and a cloakroom.

On the first floor, the generous principal bedroom benefits from an ensuite shower room and enjoys lovely views over the garden and neighbouring fields. Three further bedrooms are served by a family bathroom, providing excellent accommodation for family and guests alike.



OUTSIDE

The gardens are a particular feature of the property, having been beautifully landscaped and meticulously maintained to create an idyllic setting around the house. To the front, a sweeping driveway is framed by generous areas of lawn interspersed with mature herbaceous borders, shrubs and specimen trees, providing an impressive approach and a wonderful sense of arrival. The driveway provides extensive parking and access to a substantial brick built open garage, with 7kW EV charger, and workshop.

To the rear, an attractive stone terrace extends directly from the house and enjoys a delightful outlook across the countryside beyond. The garden is principally laid to lawn and bordered by a rich variety of mature planting, creating colour, interest and privacy throughout the seasons. With the fields behind, there is an enhanced sense of space and tranquillity, making this a superb setting for outdoor entertaining and everyday enjoyment alike.

The property also benefits from roof-mounted solar panels, helping to improve energy efficiency and reduce running costs.



Classification L2 - Business Data









SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: C
- ///revives.sorters.quote
- Broadband and mobile coverage. Please refer to Ofcom website
https://checker.ofcom.org.uk/

GUIDE PRICE "Offers over" £775,000 subject to contract

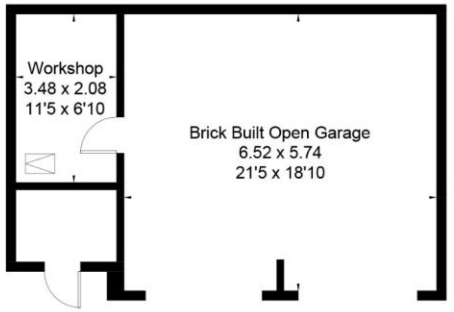
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



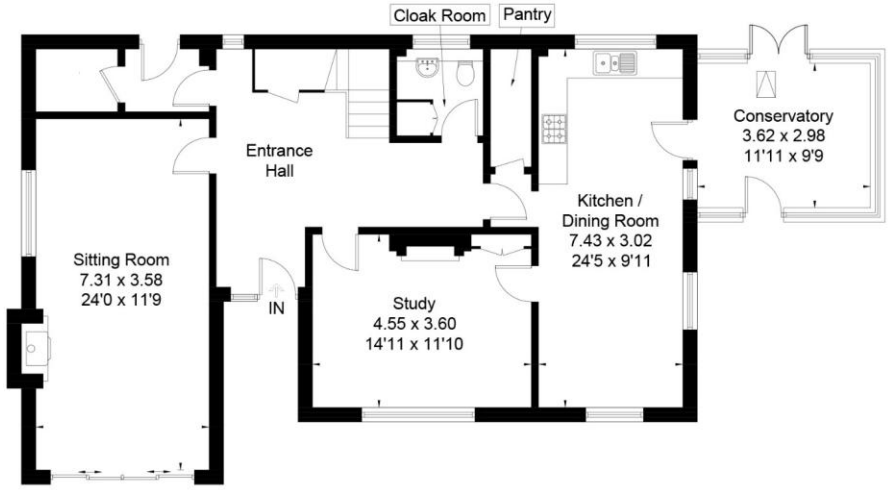




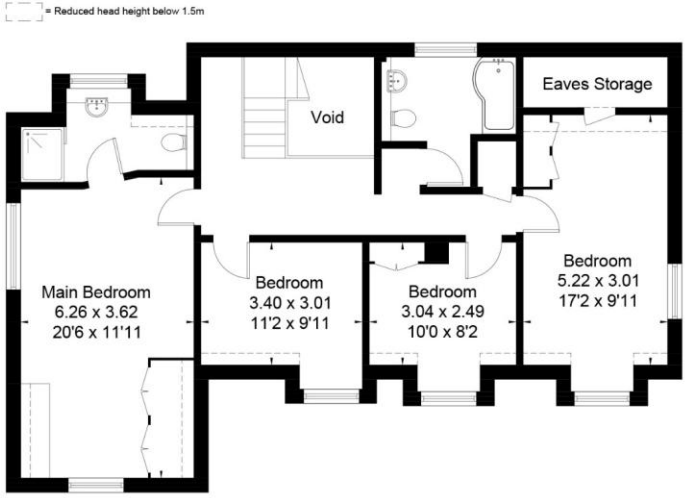
Dashwood, Wootton Rivers Marlborough, SN8 4NQ
Approximate Area = 198.8 sq m / 2140 sq ft
Outbuilding = 48.4 sq m / 521 sq ft
Total = 247.2 sq m / 2661 sq ft
(Including Eaves Storage / Excluding Void)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116841

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