



BROOME MANOR COTTAGE,
BROOME MANOR LANE

Carter Jonas

BROOME MANOR COTTAGE, BROOME MANOR LANE, SN3 1NB

AN IMPRESSIVE FAMILY HOME IN A PRIVATE AND PRIME LOCATION WITH VIEWS OVER THE GOLF COURSE, OFFERED WITH NO ONWARD CHAIN.

KEY FEATURES

- o Over 4000 square feet
- o Detached family home
- o Private location
- o Four double bedrooms
- o Four bathrooms
- o Detached garden studio
- o Views over the golf course
- o No onward chain



SITUATION

Broome Manor Cottage is an impressive family house set at the end of an exclusive private road on the edge of Broome Manor Golf Course with lake frontage and delightful grounds with panoramic rural views. There is a choice of wine bars, restaurants and street cafés located a short walk away. Public parks include Lydiard Country Park, Shaw Forest Country Park, The Lawns, Stanton Park, Queens Park, Town Gardens, Pembroke Gardens and Coate Water, providing a relaxing environment and just a short 2 minute walk away you will find the Old Town Gardens. The Old Town also offers a variety of specialist shops, a bank and a supermarket complete with Old Town's self-contained character.

There are many good schools in the area, including Marlborough College, St Mary's, Calne and Dauntsey's School in West Lavington. Pinewood is also a favourite as well as the many state schools.

The M4 provides excellent links to both London and the West, as does the main train station in Swindon (London Paddington approximately 60 minutes).

DESCRIPTION

At over 4000 square feet, Broome Manor Cottage offers generously proportioned living spaces throughout with a fantastic blend of character and modern. The property is in a prime position and offers complete privacy whilst enjoying wonderful views across the Broome Manor golf course.

Upon entering the property you are welcomed into the hallway which all the main reception spaces are accessed. All the reception rooms are dual aspect making them flood with light and the main reception room is no exception. It also features a central open fireplace for those cosy winter evenings. Adjoining this room is a second reception room which could be used for a variety of purposes including a home office, snug or children's playroom and has doors opening out to the rear garden.

The real heart of the home is the open plan kitchen/dining room which is centred around the kitchen island, a perfect spot for breakfast or a glass of wine and chatting whilst someone cooks. There is ample space for a dining table making it ideal for family meals and entertaining. There is an array of kitchen units, Aga and separate oven and hob. An adjoining utility room offers further storage and space for all your appliances. From the utility room is the boot room with door opening out to the drive, ideal for muddy paws and boots. A modern orangery provides a further reception space which makes for a great family room and has a lantern light and doors opening out to the paved terrace. This space joins seamlessly from the kitchen, making the space flow wonderfully for larger family gatherings or summer parties. From the orangery steps lead down to the formal dining room with feature stone walling and a wood burning stove. There is a real sense of character and warmth to this room and would make a delightful room for enjoying Christmas lunch. The dining room features a spiral staircase which leads to the fourth double bedroom with its own ensuite. Being separate from the rest of the bedrooms it is perfect for visitors or for older children who want their own space.

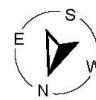
Upstairs you will find the principal bedroom with its own dressing area and ensuite shower room with twin sinks. There are two further double bedrooms, one of which has built in wardrobes. There is a family bathroom and a family shower room, meaning no-one needs to share as each bedroom has access to its own bathroom.

OUTSIDE

The property is accessed via electric gates and opens out to the large gravelled area providing ample parking. There is a car port and store providing storage space for logs. The rear garden is fully enclosed with an array of shrub and tree borders and offers complete privacy. A large paved terrace provides a seating area for sitting out and enjoying the sunshine and is focussed around a central pond. Steps lead down to the lawned area. At the end of garden you will find the detached studio. The studio is purpose built and has power, lighting and heating, making it an ideal home office space, arts studio or home gym space. The studio is large enough that it could be converted into a separate living space should you need. The garden enjoys wonderful views over the golf course and for those that enjoy a round, there is a gate that provides access straight onto the course.







Broome Manor Lane Swindon, SN3
 Approximate Area = 4002 sq ft / 371.8 sq m
 Outbuildings = 305 sq ft / 28.3 sq m
 Total = 4307 sq ft / 400.1 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. [#92641](http://fourwalls-group.com)

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

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data