



WOOD STREET, CLYFFE PYPARD, SN4
£4,250 pcm

Carter Jonas

WOOD STREET, CLYFFE PYPARD, SWINDON, WILTSHIRE, SN4

A stunning five-bedroom country house set amongst 2.3 acres with paddocks and stables enjoying far reaching rural views.

- 3-4 Reception rooms
- Principal 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

LOCATION

The property 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. The nearby village of Broad Hinton has a primary school, Post Office, shop and two public houses. 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.

THE PROPERTY

This detached family home offers a 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 a family room offers a large dining space as well as a further seating area along with an Aga and fitted contemporary kitchen. This room is the heart of the house and offers a superb 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 main suite situated at one end of the galleried landing with a generous bathroom and built in storage. All further bedrooms are of generous proportions, the second bedroom offering ensuite facilities, with a modern family bathroom servicing the remaining bedrooms.



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.

The landlord will be looking for a 12-month initial tenancy.

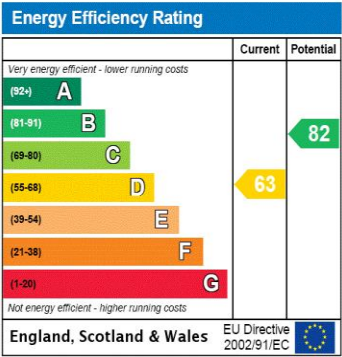
Council Tax Band: G (Wiltshire Council Website for current cost) /
EPC: D

Services: Mains water and septic tank drainage, oil central heating.

The holding deposit for the property will be £1,153.84 and the deposit £5,769.23, subject to the rent being as advertised at £5,000pcm.

Agents note: Photos from 2018 and remain representative of the properties condition.

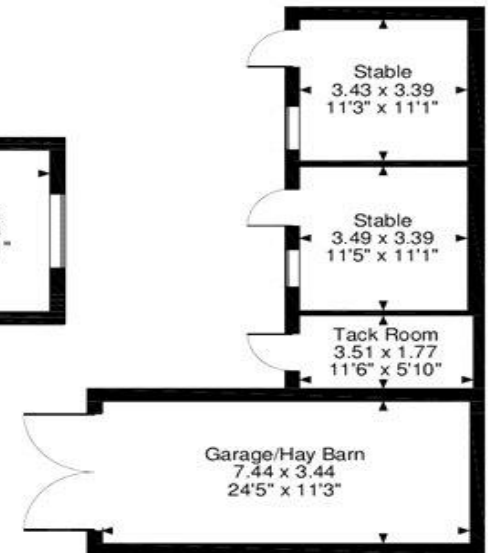
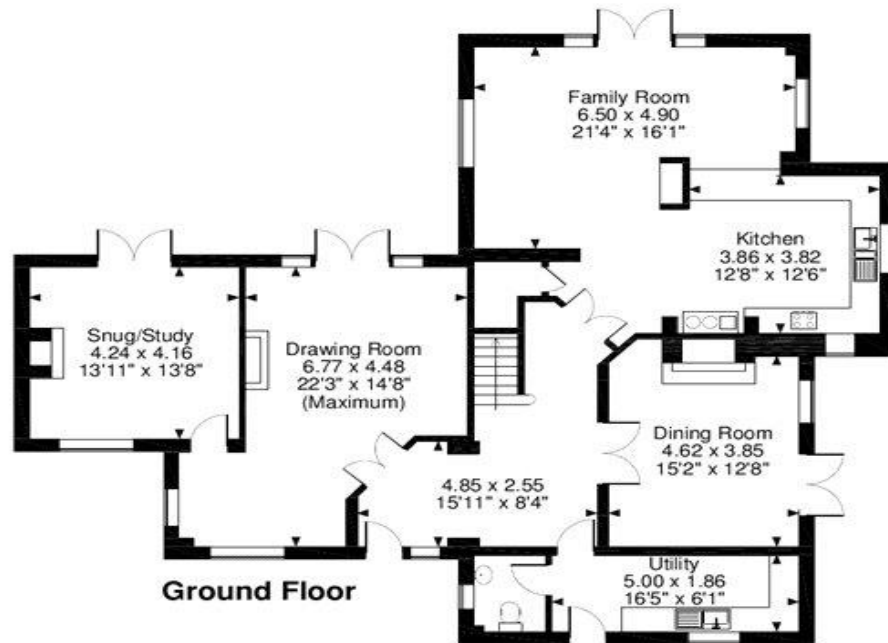
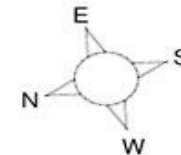
Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC or ADSL.







Wood Street , Clyffe Pypard, Swindon
 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
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8330957/CJN

T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD
 E: marlborough@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.