



**CLYFFE PYPARD,  
WILTSHIRE**

**Carter Jonas**

# WHITE HORSE VIEW, CLYFFE PYPARD, SWINDON, WILTSHIRE, SN4 7QB

## KEY FEATURES

- 4659 square feet
- Six bedrooms
- Four bathrooms
- Spacious kitchen / dining room
- Three reception rooms and sun room
- Flexible accommodation
- Utility room and separate boot room
- Gardens and paddock. 2.26 acres in all
- Driveway parking
- Triple garage
- Glorious views
- EPC Rating - B

## SITUATION

White Horse View is situated close to the pretty Wiltshire village of Clyffe Pypard. The house sits in a great position with open views across the landscape and stunning countryside. Clyffe Pypard is set below a wooded part of the hill known as Clyffe Hangings and has a parish church and a vibrant village hall. Marlborough lies 11 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 c5 miles to the north.

Wiltshire is renowned for its excellent selection of state and independent schools. Local private schools include Marlborough College, Pinewood School, St. Mary's Calne, St Margarets Prep School, Dauntsey's School, Cheltenham College, Cheltenham Ladies College and Bath schools. Additionally, there are a number of local primary and state schools in Royal Wootton Bassett (c3 miles away) and there is a notable Forest School Primary in Broad Town, c1 mile away.

**AN EXCEPTIONAL FAMILY HOUSE WITH FLEXIBLE ACCOMMODATION IN A STUNNING LOCATION WITH UNINTERRUPTED VIEWS IN ALL DIRECTIONS, WITH A Paddock SET IN JUST OVER 2 ACRES.**



## DESCRIPTION

Enjoying a glorious, rural setting, White Horse View is a modern and substantial family house spanning in excess of 4600 square feet. The ground floor enjoys the comfort of underfloor heating throughout, while the current owners have thoughtfully enhanced the home with extensive fitted wardrobes and cabinetry.

Designed with both space and versatility in mind, the accommodation includes a selection of inviting reception rooms: sitting room, study, snug/family room, and a bright sun room from where you can fully take in the fabulous surroundings. At the heart of the home lies a generous kitchen that seamlessly flows into the dining area—perfect for everyday living and entertaining.

Additional ground floor amenities include a utility room and cloakroom within the main house. To the rear, a boot room and hallway lead to a second cloakroom and a triple garage.

An elegant oak staircase ascends from the hall to a spacious landing, granting access to the principal bedroom with en-suite bathroom. A second en-suite guest room, and three further double bedrooms, all served by a well-appointed family bathroom. From each bedroom, you can enjoy wonderful and far-reaching views over the surrounding countryside.

Above the triple garage, a substantial annexe bedroom with its own bathroom offers further flexibility. This room is currently utilised as a craft/hobbies room but could have a multitude of uses such as a gym, studio or home office. Together with the hallway and cloakroom below, this space could be transformed into a fully self-contained annexe (subject to obtaining the necessary permissions).

## OUTSIDE

Outside, the property is approached through an electric wooden gate opening into a generous area for parking in front of the triple garage. The garden is predominantly laid to lawn to the south and west of the house, with a paved patio to the rear of the property ideal for entertaining. The paddock measures just under 2 acres and is enclosed with post and rail fencing and accessed via a five-bar gate across the driveway. The paddock offers excellent equestrian potential, with the area in general enjoying great access to riding with The Ridgeway and several equestrian schools close by. 2.26 acres in all.





Classification L2 - Business Data

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, Mains gas fired central heating.
- Council tax band: G (Wiltshire Council website for current cost)
- Energy efficiency rating: B
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**GUIDE PRICE** £1,250,000 subject to contract

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# White Horse View

Approximate Gross Internal Area = 432.8 sq m / 4659 sq ft  
(Including Garage)

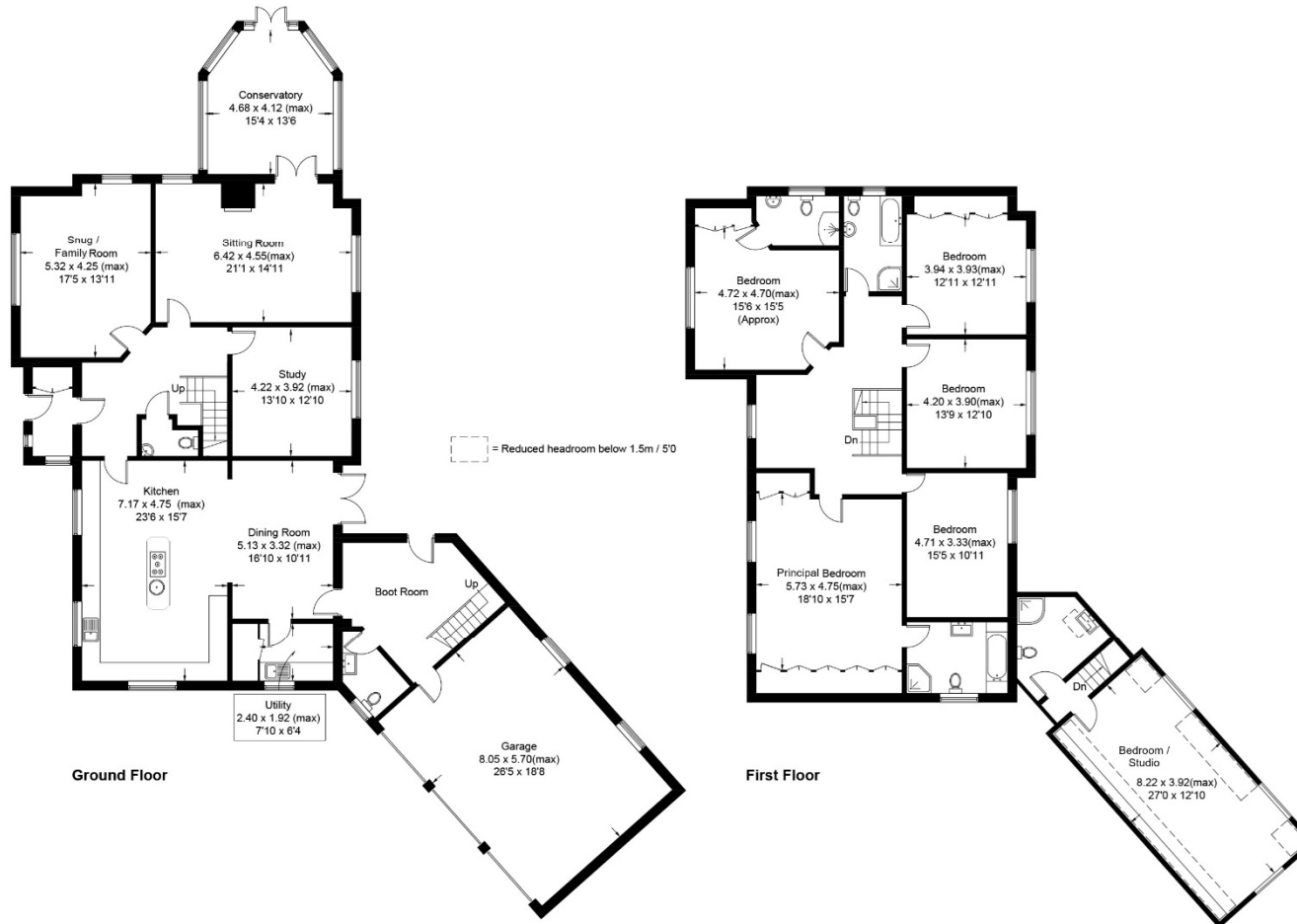


Illustration for identification purposes only, measurements are approximate, not to scale. 2016 (ID302451)

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