

Arms Farmhouse

SUTTON BINGER, WILTSHIRE, SN15





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A substantial village property recently renovated throughout.

High Specification Finish

Very Popular Village Location

Close to Rail & Road Links

Excellent Local Schools & Amenities

Permission Granted to Convert Attic Space



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SITUATION

Sutton Benger lies in the Vale of Dauntsey in North Wiltshire approximately four miles north-east of the market town of Chippenham. The village is very popular with all age groups, as it is one of a few in the area to have retained and continues to support such excellent village amenities. Sutton Benger has a primary school, church, pub, French restaurant, hotel, local store/post office, village hall and doctor's surgery. The area is very commutable; the M4 motorway (J17) provides access to the major employment centres of Bristol and Swindon together with London and the West Country. Those with an interest in country and leisure pursuits are well catered for in the area and there is a good choice of both state and private schooling in the region. The nearby market town of Chippenham provides an excellent range of shopping facilities and amenities including schooling for all ages and main line rail services (London Paddington from 62 minutes). Further afield there are many well-known private schools in Bath, Marlborough and Calne.

THE PROPERTY

Positioned on the High Street, the property is a Grade II listed late 18th century village property of natural stone construction under a stone tile roof. Once owned by the Draycot Estate it was once a working dairy farm, farmed in tandem with neighbouring Gate Farm. Throughout the centuries there have been many changes, with variable amounts of land attached to it at any one time, being a single farmhouse with dairy in c1773-90, divided into 3 tenements without land in 1840, 2 tenements with 44 acres in 1920, The property was still a working farm into the 21st century although only a handful of cattle were still being grazed and milked. Little work had been done on the house or outbuildings since the middle of the 20th century, leaving the property as a time-capsule of a bygone era. It is thought to have derived its name from the Wellesley Arms public house which is opposite.

The farmhouse has recently been renovated by Stonewood Homes to a high specification, to provide traditional living, with modern fixtures and fittings blending in and complimenting the abundance of restored and enhanced period features, including stone mullion windows, exposed stone and beams. The accommodation is arranged over two floors with a third floor offering scope and potential to create further accommodation.





ACCOMMODATION

From the central entrance hall there are doors to the main reception rooms. The sitting room boasts an impressive fireplace with a reclaimed flagstone hearth and recess to the side, a deep window sill, stone mullion windows and light oak floorboards. The dining room also has a fire place with exposed stone chimney breast and oak beam over, the same light oak floorboards as the sitting room, as well as the deep window sill and window style.

Off the hall there is a door to an inner study area, with fixed pane window allowing light to filter through and a door to a more than generous under stairs cupboard. Steps from the hall lead down to the larger inner hall/lobby area to the rear of the property, with Galway Limestone flagstone floor, vaulted ceiling with exposed timbers. Off the hall is a lovely room with high ceiling, exposed beams and space above a low-level seat to fix a range of shelving. This room lends itself well to being either a library or playroom. On through the hall a door leads to the rear of the property and a courtyard of flagstones that have been reclaimed from the farmhouse before renovation works began. From the inner hall two doors lead through to the impressive farmhouse style kitchen, fitted with an extensive range of wall and base units in a traditional tone, complimented by the quartz worktop and Belling Range oven. The island is fitted with a drink cooler and has a breakfast bar to one end.

Return to the hall and there is a further reception room, forming part of the single storey barn to the rear, with a vaulted ceiling, exposed timber, stone and light oak floorboards. This room has a pair of French doors leading to the rear courtyard and could quite easily be the 5th bedroom if not required as a 4th reception room. To complete the ground floor accommodation there is a laundry room, w/c and plant room.

To the first floor there are four double bedrooms. The main bedroom is a good size, with a southerly aspect, built in wardrobe and useful storage cupboard. It shares the Jack and Jill bathroom, which is fitted with a white suite comprising bath with hand held shower, shower, recessed wash basin with bespoke mirror and light display, floor to ceiling matt white tiles around wet area and lime wash effect ceramic tile flooring. Bedroom two is a generous size room with a restored cast iron fireplace, exposed beam and two recesses for free standing or built in wardrobes.

Bedrooms three and four face the rear aspect and share the family bathroom, which is fitted with a white suite including a vanity unit with marble top and bath with shower over.





GARDEN

The property is approached via a pair of solid gates into a gravel drive and parking area. A single gate leads off the drive to the front door and a gravel path continues around the property to the rear courtyard and back door. A wider gravel area gives access for vehicles to pull up for unloading of everyday chattels, children and dogs. The boundary is a mix of low stone walling to the front and beech hedging to the garden. The garden is laid to lawn and will be enjoyed when sitting in the wonderful open fronted cattle byre which has been rebuilt and converted into an oak frame building, complete with power and lighting – the ultimate ‘party barn’.

ADDITIONAL INFORMATION

Chimneys are lined; the new owners can decide whether to leave them open or install a wood burner.

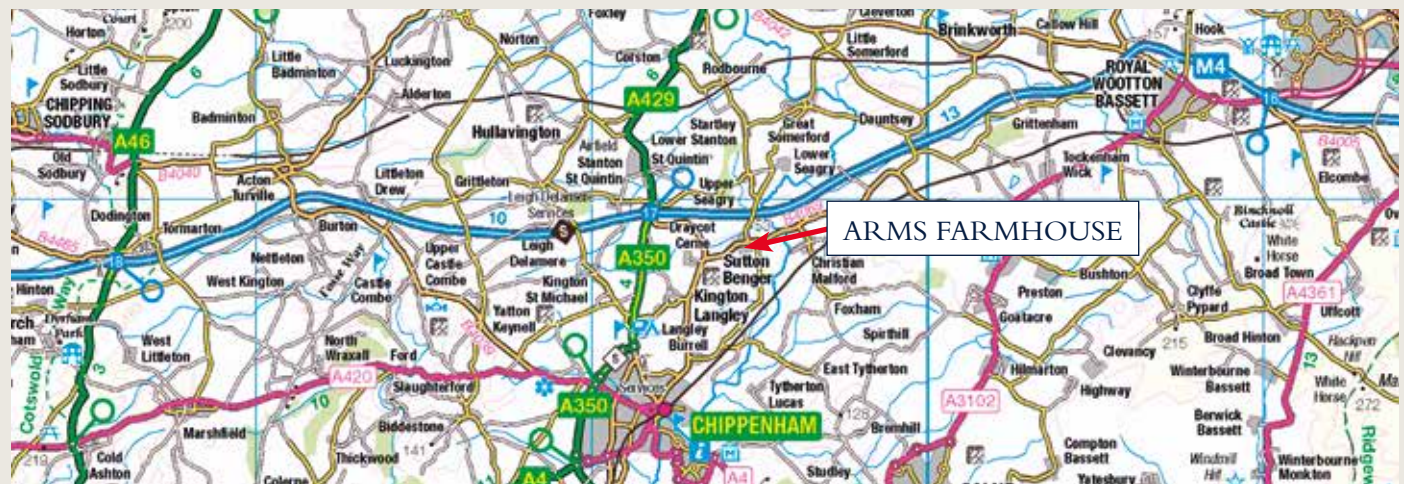
Oil fired heating, mains drainage and electric.

Ground floor – under floor heating.

Attic has consent to convert to a further accommodation.

ENERGY PERFORMANCE CERTIFICATE

Exempt



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ARMS FARMHOUSE

Approximate Gross Internal Area:
322.7 sq.m. / 3,474 sq.ft.
(Including Barns)

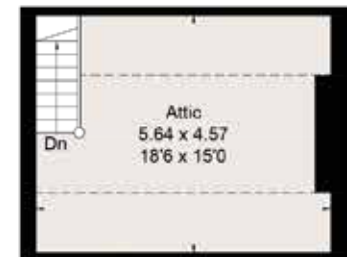
☐ = Reduced head height below 1.5m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

