



Detached country home

Brokerswood, Wiltshire

Freehold



An attractive country home with modern additions, set in large gardens with a double garage and open country views.

Accommodation

Ground floor: Kitchen/ breakfast room • sitting room • garden room • dining/ reception room • study • bedroom with en suite • utility room.

First floor:

Principal bedroom with en suite and balcony • 3 further bedrooms • family bathroom.

Outside:

Double garage with attached workshop • driveway • gardens.

Description

Fern Cottage is an attractive, red brick, detached period home with modern additions offering approx. 2,490 sq ft of accommodation arranged over two floors. The property sits well in its gardens with open views over the neighbouring fields and farm land. The accommodation is entered through an entrance porch and into a reception/ dining room with feature woodburner and stairs to the first floor. There is a sitting room with feature wood burner, bay window, wooden floors and exposed beams.

The kitchen/ breakfast room is the heart of the home with a stylish contemporary kitchen, fitted with a large island unit, composite stone work surfaces and integral appliances. There are tall ceilings with roof lights allowing the natural light to flood the room. There is also a breakfast table area. Leading off the kitchen and the sitting room is a light and bright garden room, which affords open views of the gardens and neighbouring fields.

Additionally to the ground floor is a study/ occasional bedroom with wet room leading off - this has been fully adapted to help those with limited mobility and, subject to the necessary consents, could serve well as a salon/ treatment room. There is also a utility room.

To the first floor are four bedrooms. The principal bedroom features a number of built-in wardrobes along with a mezzanine storage area, stylish en suite shower room, vaulted ceiling and double doors to an attractive balcony which offers views over the countryside to the rear of the property.





There are three further bedrooms served by a beautifully-appointed family bathroom.

Outside

The property is approached off a country lane via a wooden five-bar gate. This leads into a gravel driveway and parking area. Leading off this area is a detached double garage (with 3kw solar panel on the roof) and adjoining workshop. There are twin up and over wooden doors, storage in the roof eaves and an adjoining workshop with separate W.C. and door to the side.

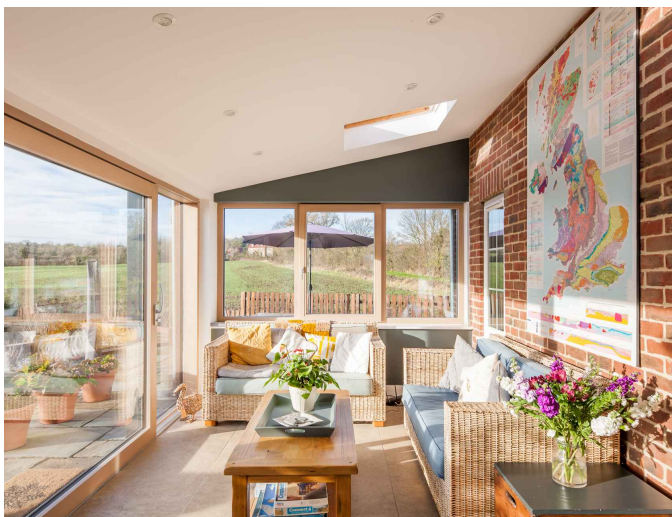
The gardens are predominantly laid to lawn and run away from the house to the side with storage sheds, raised vegetable beds, fruit trees and a water feature, all bordered by fences and mature hedging. Closer to the house is a paved terrace, which is easily accessed off the garden room and is well positioned to enjoy the surrounding country views. These level and enclosed gardens are ideal for families of all ages to enjoy safely.

Situation

Fern Cottage is situated on Brokerswood Road, between Lower Rudge and Brokerswood Country Park. The Full Moon inn in Lower Rudge is approx. half a mile distant, with the larger village of Beckington approx. 2 miles further west.

Main travel routes are easily accessible with the A36 (Bath to Warminster) and the A303 (connecting London and the West Country) close by. Westbury's mainline railway station is approx. 4.2 miles distant, with direct services to London Paddington (journey time from 70 minutes). Dilton Marsh station is even closer (approx 2.3 miles) and offers a useful connection to this direct service. The area is excellently catered for in terms of education, with a range of private schools in the area including Warminster, Downside, Wells, Stonar and Dauntsey's. State primary schools are at Southwick and Berkley, with further schools at Westbury and Warminster nearby. There are local shopping facilities in nearby Westbury Leigh, as well as at the popular Whiterow Farm Shop. There is a wider range of shopping facilities in Trowbridge (approx. 5 miles), and the historic town of Frome (approx. 5 miles) and Roman city of Bath (approx. 13 miles).

Local sites and attractions include Longleat Safari Park, Iford Manor and Farleigh Castle. There are plenty of walking and riding opportunities from the property, and keen cyclists will be interested to know that Fern Cottage is located on the Wiltshire Cycleway. Racing is at Bath, Wincanton & Salisbury. Golf is at Cumberwell and Frome.





Directions

From Bath head south on the (A36) towards Warminster and follow for about 11 miles. Upon reaching Standerwick, turn left at the Bell Inn public house into Rudge Lane, and after about a mile turn right in front of the Full Moon public house onto Brokerswood Road. Fern Cottage will be found on the left hand side after about half a mile.

General Remarks and Stipulations**Tenure**

Freehold

Services

Mains water and electricity.
Private drainage. Oil-fired central heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Wiltshire Council www.wiltshire.gov.uk

Viewings

Strictly by appointment with Savills.

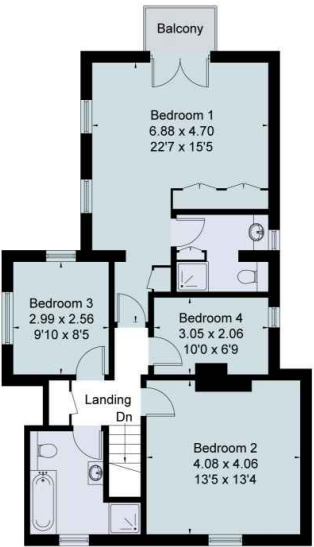




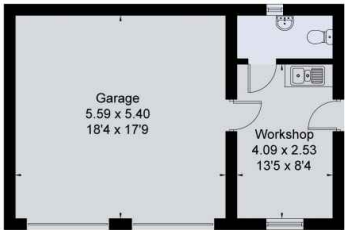
Approximate Area = 217.4 sq m / 2340 sq ft
Garage = 30.3 sq m / 326 sq ft
Annexe = 13.9 sq m / 150 sq ft
Total = 261.6 sq m / 2816 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
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Ground Floor



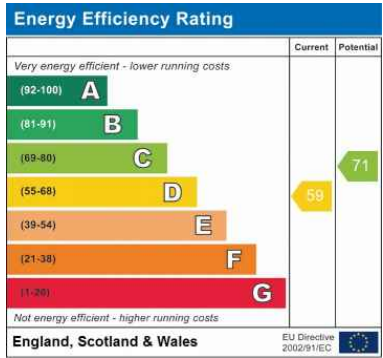
First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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