



A unique Grade II Listed Farmhouse

Court Close Farm, White Street, Easterton, Wiltshire SN10 4NZ

Freehold



Accommodation: Hall • Kitchen/Breakfast Room • Drawing Room • Dining Room • Snug • Pantry • Utility Room • Cloakroom • Principal Bedroom with en suite Shower Room • Three further Bedrooms • Family Bathroom • Garage • Workshop • Gardens

Description

Court Close Farm, with origins dating back to 1650, has been renovated and extended to a very high standard, providing a family home of charm and character, with the benefit of a new 42ft contemporary kitchen/breakfast room extension. From the light entrance hall, with original flagstone floor and glazed door onto the courtyard garden, you enter the impressive kitchen/breakfast room. With sliding glass doors along one entire side, overlooking the pretty parterre garden, it has a limestone tiled floor with underfloor heating, fitted banquet seating, bespoke hand-painted cupboards and quartz worktops. It also benefits from a range of integrated appliances, including a double oven, induction hob and 'Airforce' extractor, an American style fridge/freezer and dishwasher. A particularly imaginative feature are the 'hidden' double doors to a walk-in pantry, with floor-to-ceiling fitted cabinet shelving on one wall, with a rolling library ladder enabling access to higher storage. The pantry also offers additional hand-painted cupboards with quartz worktop and also houses the alarm and CCTV control systems. The older parts of the house, boasting a wealth of original features, accommodate the drawing room, with fitted

bookcases and fireplace with wood-burning stove, the dining room with large inglenook fireplace, housing a wood-burning stove and a glazed door onto the parterre garden and also the snug, all double-aspect rooms. Completing the ground floor is a newly fitted utility room with sink and fitted cupboards and a cloakroom with traditional high level WC.

The re-configured upstairs comprises of the principal bedroom with fireplace and en suite shower room, three further bedrooms (one double aspect) and a family bathroom with ceramic tiled floor, roll-top bath and double-width 'rain' shower.

Outside

The house is approached from the lane via a five-bar gate, onto a large gravel driveway. The newly constructed timber-framed double garage, with clay tiled roof, has a separate workshop/storage behind. The gardens are part laid to lawn, banking up to traditional Clef Post and Rail fencing bordering the paddock and barn (that are available under separate negotiation). The house itself wraps around a courtyard parterre garden, with gravel pathways, raised beds bordered by mature box hedging and bay tree topiary. A large terrace runs the length of the new extension.





Situation

Court Close Farm is situated in the popular village of Easterton, 7 miles south of Devizes, between Urchfont and Market Lavington. An archetypal English village, it has a church, 17th Century thatched pub and a village hall. The Ridgeway, a renowned ancient track, runs through the parish along the top of a scarp slope and there are numerous other walks accessible in the surrounding countryside. Nearby Market Lavington offers shops, pre school and primary school, butchers, medical centre and pubs. The market towns of Devizes and Marlborough provide further facilities. The popular Dauntsey's School is in Market Lavington and Marlborough College, Stonar, St Mary's Calne and Warminster School are also local. Trains to London Paddington run from Chippenham (journey time 1hr 36 mins) Pewsey (1hr 21 mins) and Westbury (1hr 24 mins). The M3 and M4 provide easy access to the national motorway network.

Directions

From Salisbury, take the A360 towards Devizes; stay on the A360 and, after approximately 35 minutes, take a right turning onto Lavington Lane (B3098); follow for approximately half a mile and, at the roundabout, take the 2nd exit onto The Spring (B3098); continue on this road for approximately half a mile and, at the roundabout, continue straight over onto the High Street (B3098); follow this road on into Easterton. Turn right into White Street soon after passing the Easterton village sign and you will find Court Close Farm on your right

Tenure

Freehold.

Local Authority

Wiltshire Council - 01722 336272.

Outgoings

The property is subject to Council Tax Band F

Fixtures and Fittings

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Services

Mains water, electricity and drainage.

Oil fired central heating.

Further Land

The current owners also own a paddock and a barn to the rear of Court Close Farm. A proportion of this land and the barn are available by separate negotiation. Further details and a plan are available upon request from Savills.



Court Close Farm, 2 White Street, Easterton, SN10 4NZ

Gross internal area (approx)

Main House 232.9 sq m/2,506 sq ft

Garage/storage 49.3 sq m/531 sq ft

Total Area 282.3 sq m/3,039 sq ft

Elouise Barnes-Williams

Savills Salisbury

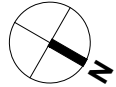
01722 426 820

elouise.barneswilliams@savills.com

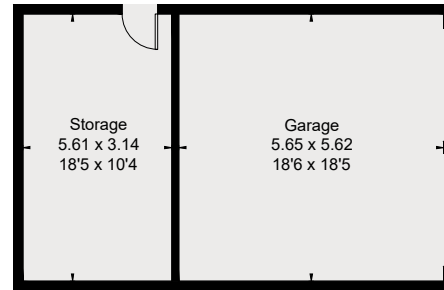


savills

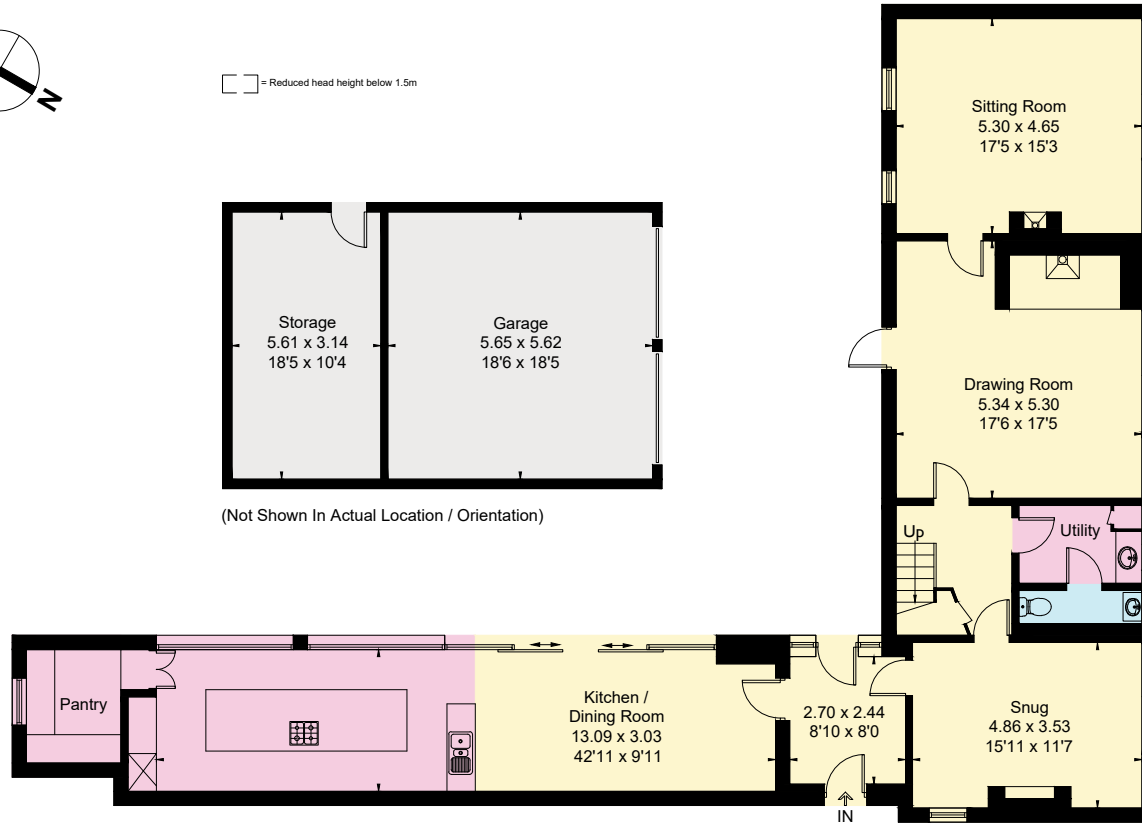
savills.co.uk



= Reduced head height below 1.5m

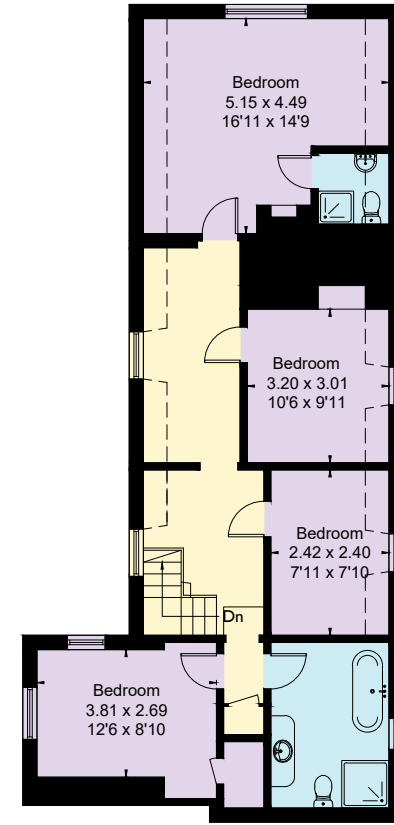


(Not Shown In Actual Location / Orientation)



Ground Floor

Area = 140.5 sq m / 1,512 sq ft



First Floor

Area = 92.4 sq m / 994 sq ft

For identification only. Not to scale. © 26022021

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

