



Beautifully presented five bedroom home with large garden.

Wood Street, Clyffe Pypard, Swindon, SN4

£4,995 pcm plus fees apply, Unfurnished
Available from 1st October 2020



Detached family home • Beautifully presented • Rural location • Picturesque views • Four reception rooms • Kitchen with Aga • Utility room • Five bedrooms • Two bedrooms with ensuite bathrooms • Large garden • Large shingle driveway • Electric gates

Local Information

The property is situated close to the pretty village of Clyffe Pypard, which has a parish church and village hall. The nearby village of Broad Hinton has a primary school and two public houses. St Margaret's and St Mary's in Calne are both close by and Pinewood in Shrivenham and Marlborough College are also easily accessible, providing excellent schooling options.

Marlborough lies approximately 10.7 miles to the south east across the Downs and Swindon is approximately 9.2 miles to the north with regular train services to London Paddington.

The property is well placed for Royal Wootton Bassett, Marlborough, Lyneham, Swindon and Cirencester which all offer a wide range of shopping and recreational facilities.

The Rivers Kennet, Avon and Test are all close by and offer excellent recreational facilities. Golf and leisure facilities including a spa are at Bowood Hotel and The Wiltshire, both of which are nearby.

There is horse racing at Cheltenham and Newbury. The rural setting of the property provides footpaths, bridleways and quiet lanes perfect for walking, riding and cycling.

About this property

A fantastic family home near the village of Clyffe Pypard. The accommodation is arranged over two floors and has been tastefully decorated throughout. Downstairs there is a large kitchen with Aga, separate oven, dishwasher and a fridge freezer. Just off the kitchen is a double aspect dining / sitting room with doors leading out to the patio area and garden, there are three other reception rooms including a playroom, snug with log burning stove and a sitting room. There is also a utility room and WC off the entrance hall.

Upstairs are five good size bedrooms, two of which have ensuite bathrooms. There is also a separate family bathroom with bath and walk in shower.

Outside the property sits in a lovely rural position behind electric gates. The property has a large gravel drive and there is a fantastic garden mainly laid to lawn which is interspersed with mature trees leading from the house.

Services

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





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Gross Internal Area 3018 sq ft, 280.4 m²
Total 3018 sq ft, 280.4 m²

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Approximate Area = 280.4 sq m / 3018 sq ft
Including Limited Use Area (9.5 sq m / 102 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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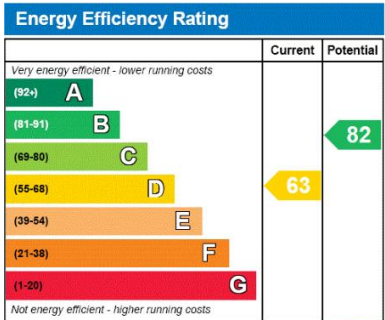
Please note: The equestrian facilities including stable block, ménage and paddocks are not included. The owner will also retain the garage.

Furnishing
Unfurnished

Local Authority
Wiltshire County Council
Council Tax Band = G

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Cotswold Lettings Office.



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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
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