



6 BEDROOM CHARACTER PROPERTY | SEMINGTON, BA14 | GUIDE PRICE £1,100,000

DESCRIPTION

This incredibly special former farmhouse is located on the fringes of the sought-after village of Semington. With parts of this wonderful property dating back some three hundred years. With a substantial overall floor space of approx. 3778 sq. ft and well positioned within grounds of 1.31 acres enjoying beautiful countryside views and although very private is just a few seconds from the Kennet and Avon canal. Accessed via a private road through delightful open farmland fields, Newtown Farm House is extremely pleasant on the eye.

Through the front door is a lovely entrance porch leading to a stunning drawing room with wood burning stove, a large dining room, a highly desirable 26ft kitchen/breakfast room proving to be the hub of the property, beautiful conservatory, utility room, a boot room with downstairs shower room and cloakroom, a big cozy sitting room and a home office with French doors giving access to the rear of the garden and providing plenty of light.

Upstairs there are six bedrooms that could be used in a number of different ways. The Master bedroom is a really special room with its vaulted ceilings and balcony, listening to the birds and enjoying morning coffee is a delight. There is also a family bathroom and shower room.

Outside there is a heated outdoor swimming pool, well-established grounds, a raised wooden fort, a paddock, detached wooden garage / carport and plenty of parking for a good number of cars.

All in all, a fabulous country home with an abundance of period features and plenty of potential.

Semington is often described as a "cul-de-sac" village and is well regarded with a vibrant community offering a primary school, village hall, public tennis courts and

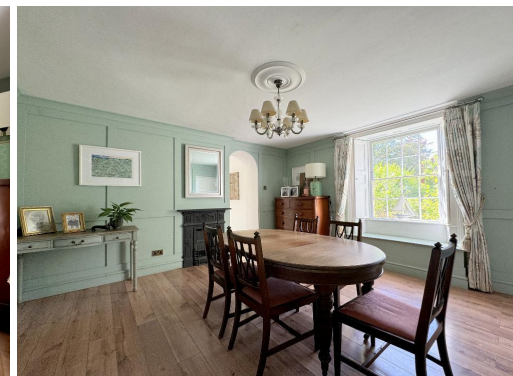


children's play park. The Kennet and Avon Canal is just a stones throw away with towpaths offering lovely country walks leading to Devizes to the east and Trowbridge to the west. The property is ideally situated to take advantage of local through routes with excellent access to the A350 and A361 and Trowbridge Train Station just 4.4 miles away.

Tenure: Freehold
 Local Authority: Wiltshire County Council
 Council Tax Band: G
 EPC Rating: E
 Oil fired central heating.
 Mains electricity, water connected.

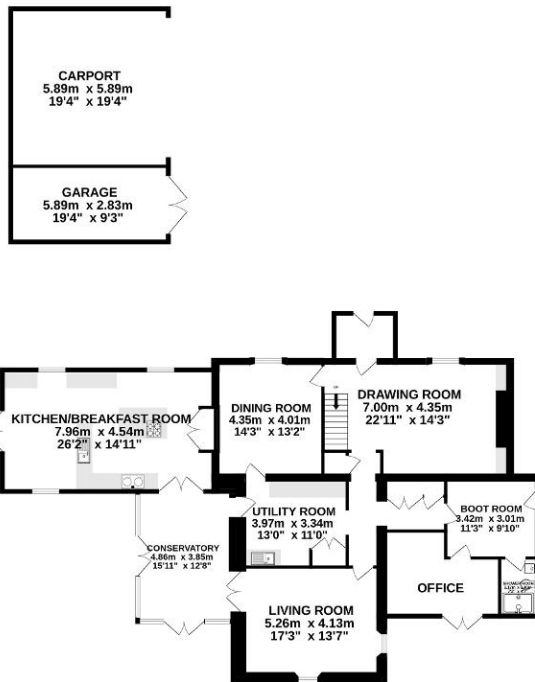
KEY FEATURES

- No onward chain
- Well positioned within 1.31 acres
- Envious kitchen / breakfast room
- Magnificent Master bedroom
- Paddock & Wooden garage / car port
- Approx. 3778 sq. ft.
- Four reception rooms
- Boot room with downstairs facilities
- Outdoor heated swimming pool
- Plenty of parking

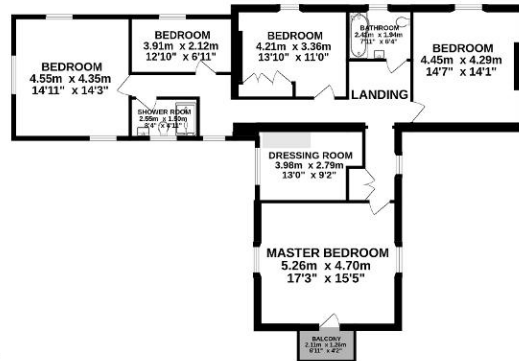




GROUND FLOOR
226.2 sq.m. (2434 sq.ft.) approx.



1ST FLOOR
124.8 sq.m. (1344 sq.ft.) approx.



TOTAL FLOOR AREA: 351.0 sq.m. (3778 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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