



5 BEDROOM DETACHED | MAIN STREET, KEEVIL, BA14 | £1,000,000

DESCRIPTION

'Key Facts For Buyers' in the play picture!

'Southview Farm' is a wonderful five bedroom country home, well positioned within just over three acres of private land and surrounded by incredible open countryside.

There is also a beautiful two bedroom detached bungalow which is currently being used as a holiday let, providing a sizeable amount of income per annum.

Through the the front door there is a light and spacious entrance hall providing access to the double aspect sitting room with stylish wood burner, double aspect music room / family room, fitted home office and cloakroom.

There is a desirable kitchen / dining room proving to be the hub of this family home which was updated in 2020, providing plenty of integrated appliances, granite worktops, a Range cooker and a generous amount of storage. French doors open out to a private extended Indian sandstone patio which is perfect for al-fresco dining and entertaining guests. There is also another sitting area with a wood burner stove and a separate utility room completing the ground floor.

Upstairs there are four generous double bedrooms, one of which is being used as a laundry / ironing room, a family bathroom and a magnificent Master bedroom with a modern en-suite bathroom.

Upon arrival there is an electric five bar gate opening up to a large shingled driveway, a triple garage with power, light and electric doors and provides ample off road parking. This in turn leads to another five bar gate opening up to the large paddock and stunning countryside.

The two bedroom holiday cottage (which was the former milking parlour) is also accessed from the driveway. With two double bedrooms with their very own contemporary style en-suite shower rooms, a



beautiful kitchen / dining / living space with a wood burner and French doors leading out to a private patio and fenced off garden overlooking the grounds.

Exploring the grounds there are many hidden spaces to be found, including a gated vegetable / fruit garden with raised beds, potting area and a greenhouse, winding paths through planted areas, lawned gardens, a substantial home office / studio with country views and even a secret fort for the kids!

All in all, a fabulous family home in a highly desirable location.

Keevil is a fantastic village and has a very highly regarded primary school in addition to a church, sought after schools such as Dauntsey's and Stonar are nearby. Links are good with easy access to Trowbridge and Westbury, which has a mainline station running to London in under 90 minutes. The Georgian City of Bath (approximately 14 miles) boasts a wide range of amenities, sports and recreational interests. Being a World Heritage City the facilities are some of the best on offer outside of London and add to the appeal of the setting, which contrasts with fabulous rural walks through the surrounding Wiltshire countryside.

Tenure: Freehold

Local Authority: Wiltshire Council.

Council Tax Band: G

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

The holiday cottage brings in approx. £20,000 pa.
Please copy and paste the link below to see the EPC.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0252-0009-0209-0539-4214>

KEY FEATURES

- Highly desirable location



- Within just over three acres
- Fantastic 31ft kitchen / diner / snug
- Lawned gardens & secret spaces
- Triple garage
- Substantial family home
- Large paddock
- Large home office / studio
- Detached holiday cottage
- Surrounded by stunning open countryside



ENERGY EFFICIENCY

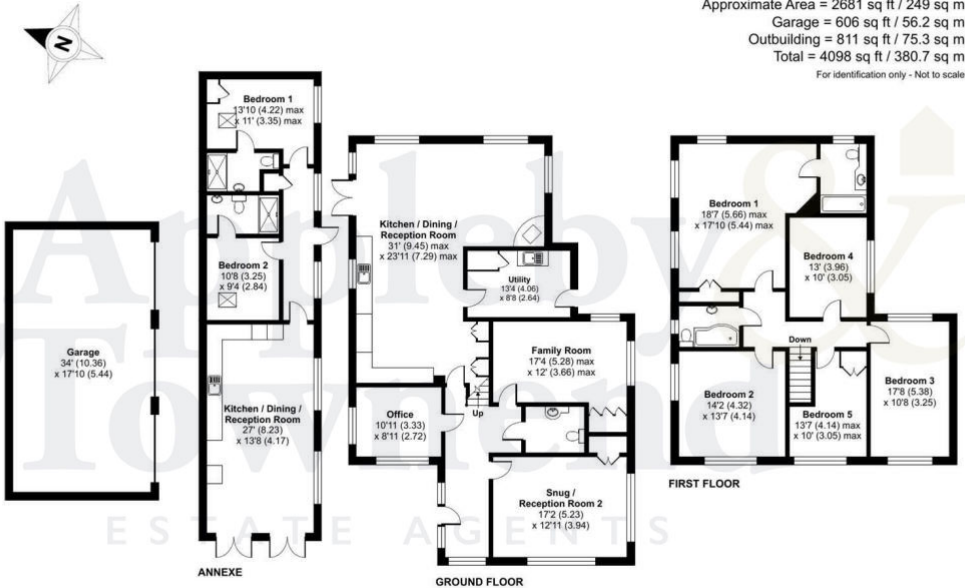
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

Southview Farm, Keevil, Trowbridge, BA14

Approximate Area = 2681 sq ft / 249 sq m
Garage = 606 sq ft / 56.2 sq m
Outbuilding = 811 sq ft / 75.3 sq m
Total = 4098 sq ft / 380.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Strikers. REF: 1013214

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