



The Pink House, Pye Lane, Broad Town, SN4 7RR

Guide Price £1,250,000

richard james

Village & Country Homes



The Pink House

Broad Town

Freehold



We are delighted to present The Pink House, a substantial five-bedroom country home set within approximately 2.37 acres of south-facing gardens and paddocks, complete with stabling and potential for a self-contained annexe. Situated within the popular village of Broad Town, the property offers generous and versatile accommodation in an attractive rural setting.

Positioned within picturesque countryside, The Pink House provides an appealing combination of space, privacy and flexibility, making it well suited to family living while also offering equestrian potential. The beautifully maintained gardens and paddocks enjoy far-reaching views, while the property remains conveniently located for excellent transport connections to London and the surrounding region.

Accommodation

An inviting entrance hall leads to the principal reception rooms. The kitchen/breakfast room is both stylish and practical, featuring a central island, an electric Rangemaster cooker, integrated appliances and generous storage, with pleasant views across the rear gardens.

Adjoining the kitchen is a formal dining room and a useful utility room providing direct access to the gardens and stables.

To the rear of the property, a bright garden room enjoys uninterrupted views across the grounds and surrounding countryside, creating a wonderful connection between the house and its setting.

The main reception room offers a spacious living area centred around an attractive fireplace. A home office and guest cloakroom complete the ground floor.

Upstairs, the first floor provides five well-proportioned bedrooms, including two with ensuite facilities, together with a family bathroom. All bedrooms benefit from views across the gardens and neighbouring countryside.

Location



Gardens, Land & Outbuildings

The Pink House sits within approximately 2.37 acres of beautifully maintained grounds. South-facing formal gardens surround the house and lead naturally to post-and-rail enclosed paddocks, creating an ideal setting for those seeking space, privacy or equestrian use.

A large garage building sits to the side of the house and incorporates a part-completed self-contained flat above, offering potential for guest accommodation, independent living or home working space, subject to completion and any necessary consents. Stables adjoin the garage building, providing practical equestrian facilities.

The gardens include lawned areas, established planting and mature boundaries, while the paddocks enjoy open countryside views and separate vehicular access.





























Broad Town is a well-regarded village located approximately two miles from Royal Wootton Bassett, which offers a range of shops, schools, healthcare facilities and sporting amenities. Within the village itself are a primary school, church and the Hop Chapel microbrewery at Broad Town Brewery.

The historic market town of Marlborough is around fifteen minutes away and provides an excellent selection of shops, restaurants and independent retailers, including Waitrose.

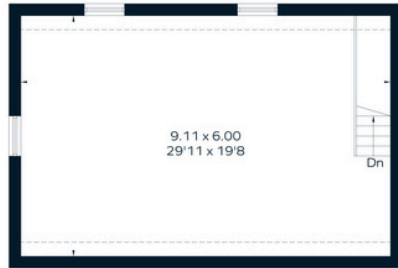
The surrounding countryside is rich in heritage and natural beauty, with nearby landmarks including Avebury, Stonehenge and West Kennet Long Barrow. The Ridgeway National Trail and White Horse Trail offer extensive opportunities for walking, cycling and riding, many accessible directly from the property.

Secondary education is available at Royal Wootton Bassett Academy, rated 'Outstanding' by Ofsted.

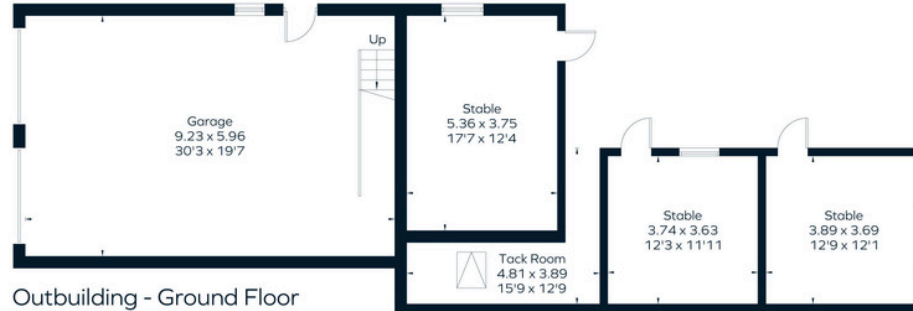
The property is well placed for the M4 motorway, while Swindon railway station provides direct rail services to London Paddington railway station in approximately 50 minutes.

Floorplans

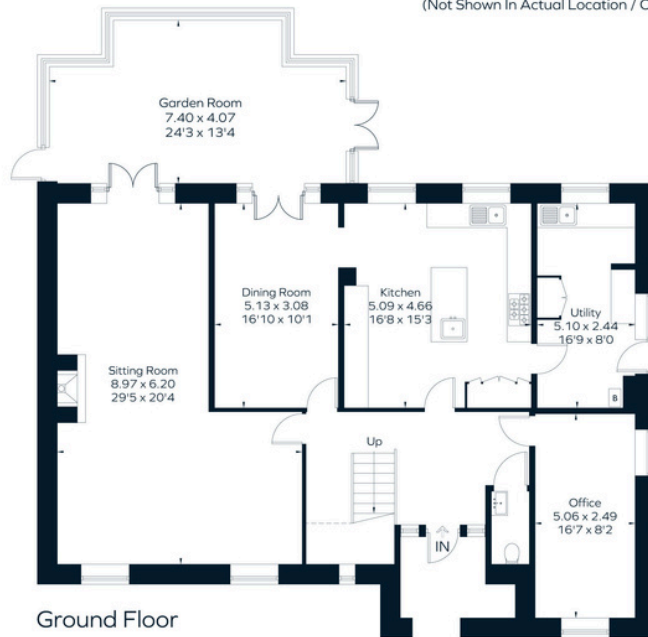
Approximate Floor Area = 273.9 sq m / 2948 sq ft
 Outbuilding = 160.5 sq m / 1728 sq ft
 Total = 434.4 sq m / 4676 sq ft



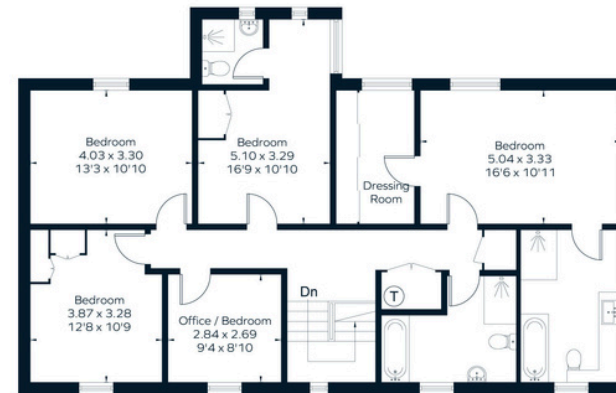
Outbuilding - First Floor



Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

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