



WEDHAMPTON,
WILTSHIRE

Carter Jonas

BRAMLEY HOUSE, GREEN GATE ROAD, WEDHAMPTON, WILTSHIRE, SN10 3QB

KEY FEATURES

- 3482 square feet
- Kitchen/dining/family room
- Sitting room
- Conservatory
- Snug / Library
- Five bedrooms
- Three bathrooms
- Boot room and utility
- Delightful gardens
- Driveway parking and double garage
- Studio above garage
- Edge of village location

SITUATION

Wedhampton is a very pretty, quiet hamlet comprising only around fifty homes, just four miles from the centre of Devizes. For everyday needs, Urchfont is only half a mile away and has a village shop/post office, a popular public house and runs a community bus into Devizes, Bath and Salisbury. The popular Planks Yard is located nearby and home to a farm shop, cafe, Pilates studio and other shops.

Devizes is a thriving market town with a range of shops, cafes, supermarkets, a library, sports centre and a museum. The property is well positioned for excellent schooling including Marlborough College, Dauntsey's in West Lavington, St Mary's Calne, Stonar and Pinewood.

Sitting at the end of the Vale of Pewsey, the area is known for its beautiful wide-open countryside giving wonderful opportunities for walking, riding and cycling. The area boasts numerous places of interest including Stonehenge and Avebury World Heritage Sites and other stone and earth works (Old Sarum and Silbury Hill), Salisbury Cathedral and the Magna Carta, The Kennet and Avon Canal with Caen Hill Locks in Devizes and Longleat, one of many stately homes nearby.

AN IMPRESSIVE FIVE BEDROOM FAMILY HOUSE IN AN EDGE OF VILLAGE LOCATION, ENJOYING STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE.



DESCRIPTION

Bramley House is a substantial and beautifully presented detached family home enjoying an enviable position with far-reaching countryside views on the edge of this sought-after village. Extending to c3500 square feet of versatile accommodation, this impressive property offers an excellent balance of formal and informal living space, perfectly suited to modern family life.

The welcoming entrance hall leads to a generous sitting room with ample natural light, complemented by a cosy snug / library and a well-proportioned conservatory ideal for entertaining. The heart of the home is the expansive kitchen/dining/family room, thoughtfully arranged with a central island and adjoining pantry, creating a superb sociable space. A separate utility room and cloakroom provide additional practicality. The interior offers a strong sense of light and space, with well-proportioned rooms throughout, neutral décor, impressive ceiling heights, and a blend of limestone and timber flooring in the main living areas.

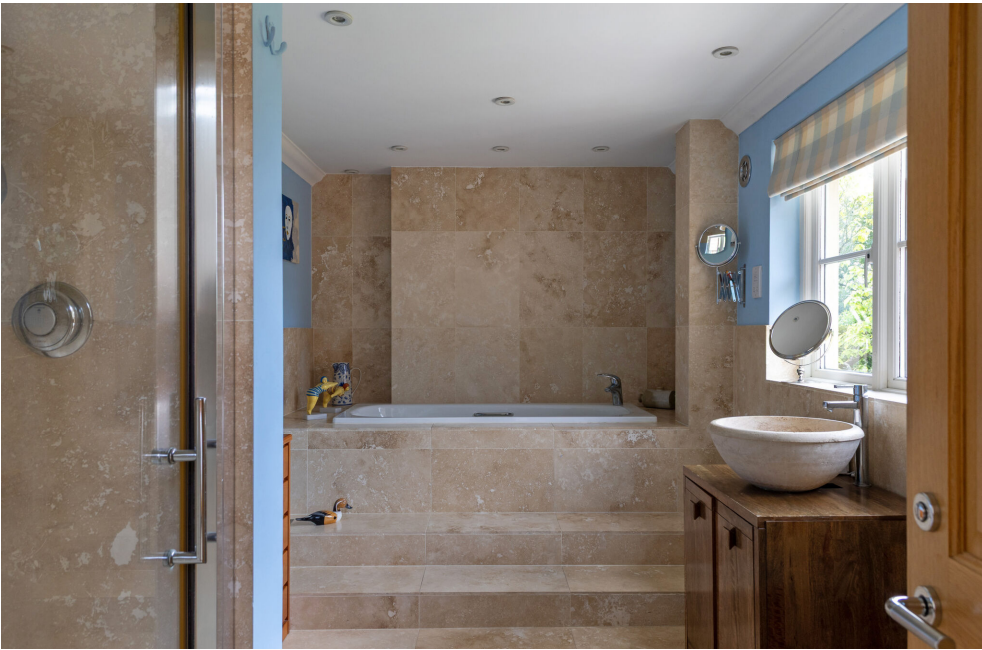
Heading upstairs, the first floor enjoys a large, welcoming landing off which all five well-appointed bedrooms are located. The spacious principal bedroom, with walk-in wardrobe and a generous ensuite bathroom, is a fabulous room featuring a striking vaulted ceiling and enjoys far-reaching westerly views. A further guest bedroom benefits from its own ensuite, while three additional bedrooms are served by the well-appointed family bathroom. A study offers flexibility for home working or could be used as a sixth bedroom.

OUTSIDE

Outside, the property is approached via a gravel driveway providing ample parking and access to a substantial detached garage (approximately 911 square feet) with a large first-floor studio above, ideal for a home office, gym or creative space.

The attractive rear gardens are thoughtfully landscaped, featuring a paved terrace for outdoor dining, well-stocked borders, and expansive lawned areas, all enjoying a high degree of privacy and delightful views across open countryside. Additional outbuildings include a summer house and garden storage. In all, the property extends to approximately 4,667 square feet including the garage and outbuildings, offering a rare combination of space, versatility and a superb semi-rural setting.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

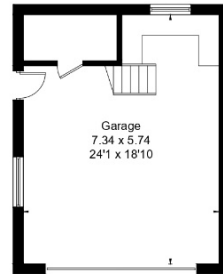
- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,250,000 subject to contract

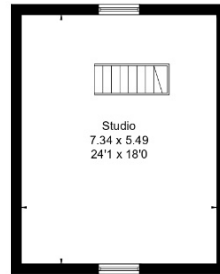
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



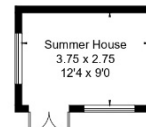
Greengate Road, Wedhampton Devizes, SN10
 Approximate Area = 3482 sq ft / 323.5 sq m
 Garage = 911 sq ft / 84.6 sq m
 Outbuildings = 274 sq ft / 25.5 sq m
 Total = 4667 sq ft / 433.6 sq m



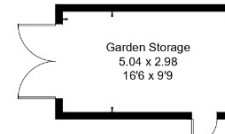
Garage - Ground Floor
 (Not Shown In Actual
 Location / Orientation)



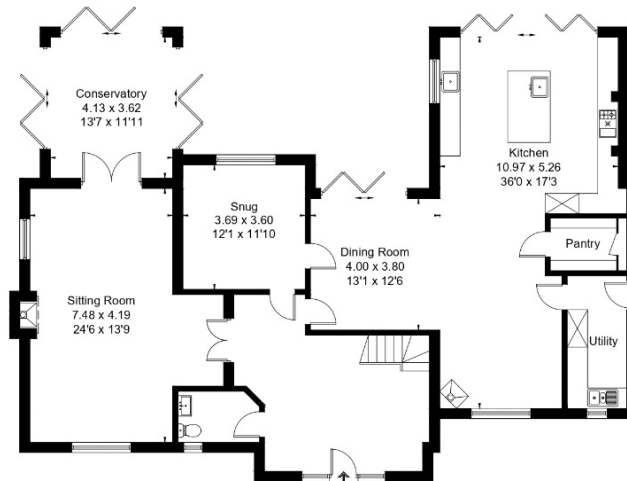
Garage - First Floor



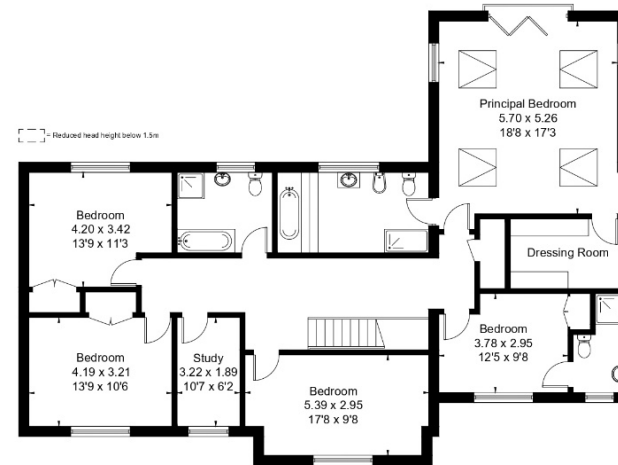
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 Location / Orientation)



(Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor



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

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109472

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