

Nonesuch Farm

Broad Hinton
Wiltshire, SN4 9NP

51°29'02"N , 001°53'17"W
[what3words ///moral.described.cherry](#)



THE
COUNTRY
HOUSE
DEPT.





ABOUT THIS HOUSE



Nonesuch Farm is situated in a tranquil and secluded location, nestled among open rolling agricultural fields, offering breathtaking views of the Marlborough Downs. This charming property consists of a picturesque cottage from the mid-17th century and a well-appointed brick barn conversion providing ancillary accommodation.

Built with painted brick exteriors and a thatched roof, Nonesuch Farm provides a stunning combination of modern contemporary design blended seamlessly with the traditional brick elevations, all with an exemplary finish throughout.



HIGHLIGHTS INCLUDE

- The present owners have spent a great deal of time and care restoring, extending and refurbishing Nonesuch Farm to an exceptionally high standard whilst retaining many original features and introducing a stylish contemporary finish throughout.
- Upon entering the house through a welcoming entrance hall, you are greeted by an elegant drawing room featuring a wood burning stove, set in a stone fire place.
- A small step leads from the hall to the kitchen / dining room, it features bespoke handmade units and an Everhot, and serves as a superb space for both entertaining and relaxed family living with access to terraces on both sides of the property.
- Continuing from the kitchen, a cosy playroom leads through to a fully glazed modern extension which blends seamlessly with the original house and with large glazed windows overlooking the gardens and beyond.
- The generous master bedroom, with its vaulted ceilings and exposed beams, enjoys triple-aspect views of the gardens and the picturesque countryside. Additionally, there are three more bedrooms and two family bathrooms.
- Beautifully landscaped and meticulously maintained, the garden consists of lush lawns, swathes of wildflowers and well-stocked flower, shrub, and tree borders.
- The adjoining barn conversion spans two floors, with the upper floor extending the length of the building. This space boasts exposed beams, timber floors, abundant natural light, and panoramic views through large windows on either end. The ground floor comprises an entry hall, Kitchen cloakroom and shower room, making it an ideal space for an annexe or entertaining guests. There is also a large space suitable for a variety of uses, currently used as a workshop and previously as an artist studio or games room.







THE FINER DETAILS



BEDROOMS

4

RECEPTION ROOMS

4

BARN/ 1 BED ANNEXE

1

BATH/SHOWER ROOMS

2





THE FINER DETAILS



CO-ORDINATES

51°29'02"N , 001°53'17"W

SERVICES

Mains water, electricity and private drainage
Ground source heat pumps

EPC
D

COUNCIL TAX
Band G

LOCAL AUTHORITY
Wiltshire District Council





ABOUT THIS AREA

Situated just outside the charming rural hamlet of Clyffe Pypard, and Broad Hinton, Nonesuch Farm enjoys an elevated position and offers easy access to a number of market towns including Marlborough. The High Street in Marlborough is one of the widest in the UK and is lined by beautiful old buildings. The town displays the confidence of wealth from times past, yet today stays vibrant and progressive with its own chic restaurant and café culture and many independent shops - recently ranked as the second best place to shop in England.. Swindon, Bath, Bristol, Cheltenham and Gloucester are the main regional centres and are all within daily commuting distance. Junction 16 of the M4 is about 7.5 miles distant and there are direct services to London Paddington from Swindon, scheduled to take from 50 minutes.

Wiltshire is renowned for its excellent selection of state and independent schools. Local private schools include Marlborough College, Pinewood School, St. Mary's Calne, St Margarets Prep School, Dauntsey's School, Cheltenham College, Cheltenham Ladies College and Bath schools. Additionally, there are a number of local primary and state schools.

TOWNS & TRAIN STATIONS

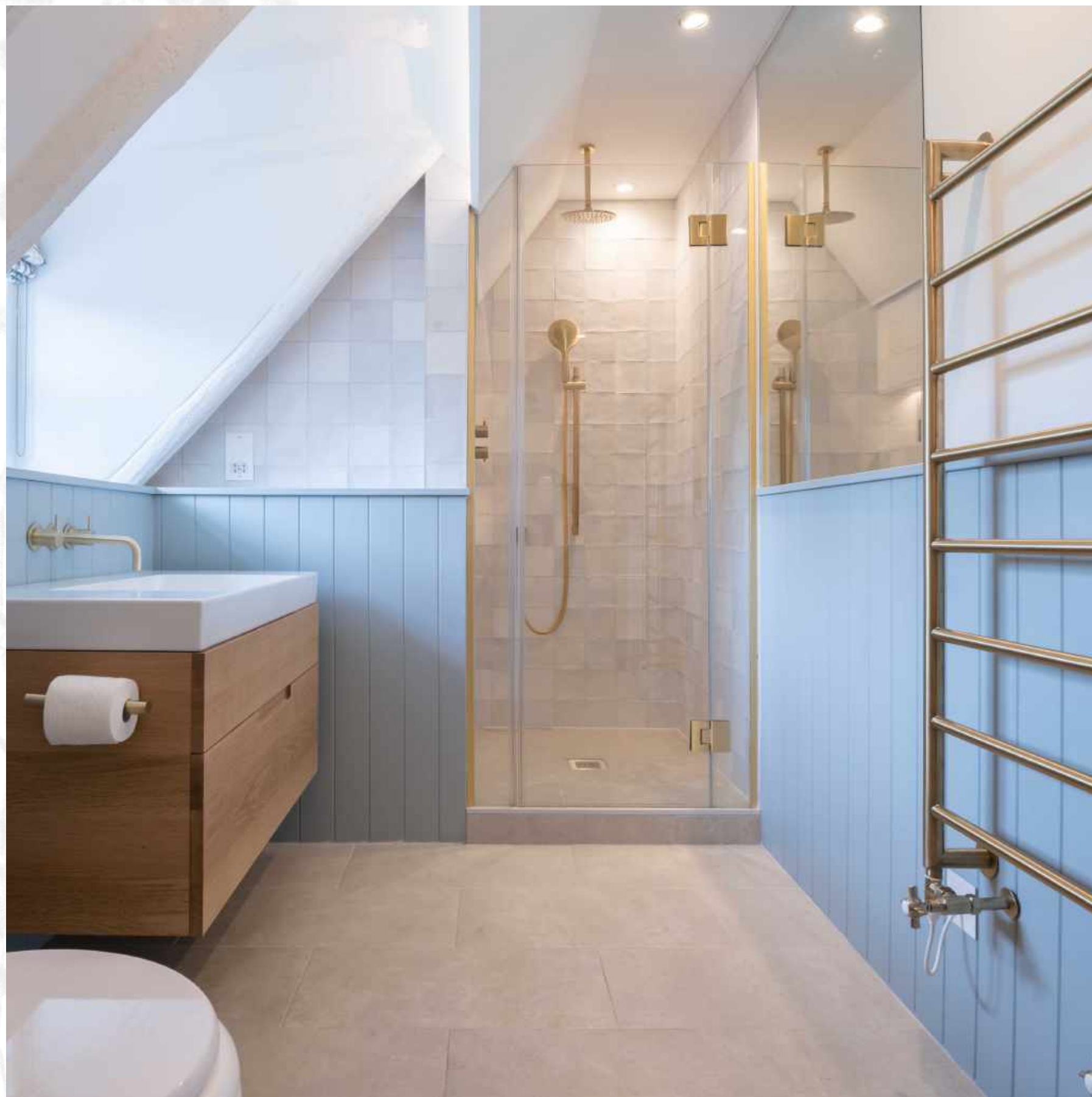
Clyffe Pypard 0.6 miles
Broad Hinton 2.6 miles
Wotton Bassett 5.6 miles
Compton Bassett 7 miles
Marlborough 9.9 miles
Swindon 11.4 miles
Cirencester 21.4 miles
Bath 27.7 miles
Swindon Train Station 11.6 miles
London Paddington from 55 mins

LOCAL

The Winterbourne, winterbourne Bassett
The White Horse Inn, Compton Bassett
The Red Lion, Avebury













FLOORPLAN



Total - 429.8 sq m / 4,627 sq ft | House - 291.3 sq m / 3,316 sq ft | The Barn - 64.4 sq m / 693 sq ft
Workshop - 39.9 sq m / 429 sq ft | Including Limited Use Area - 34.2 sq m / 369 sq ft

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AREA GUIDE

Wiltshire

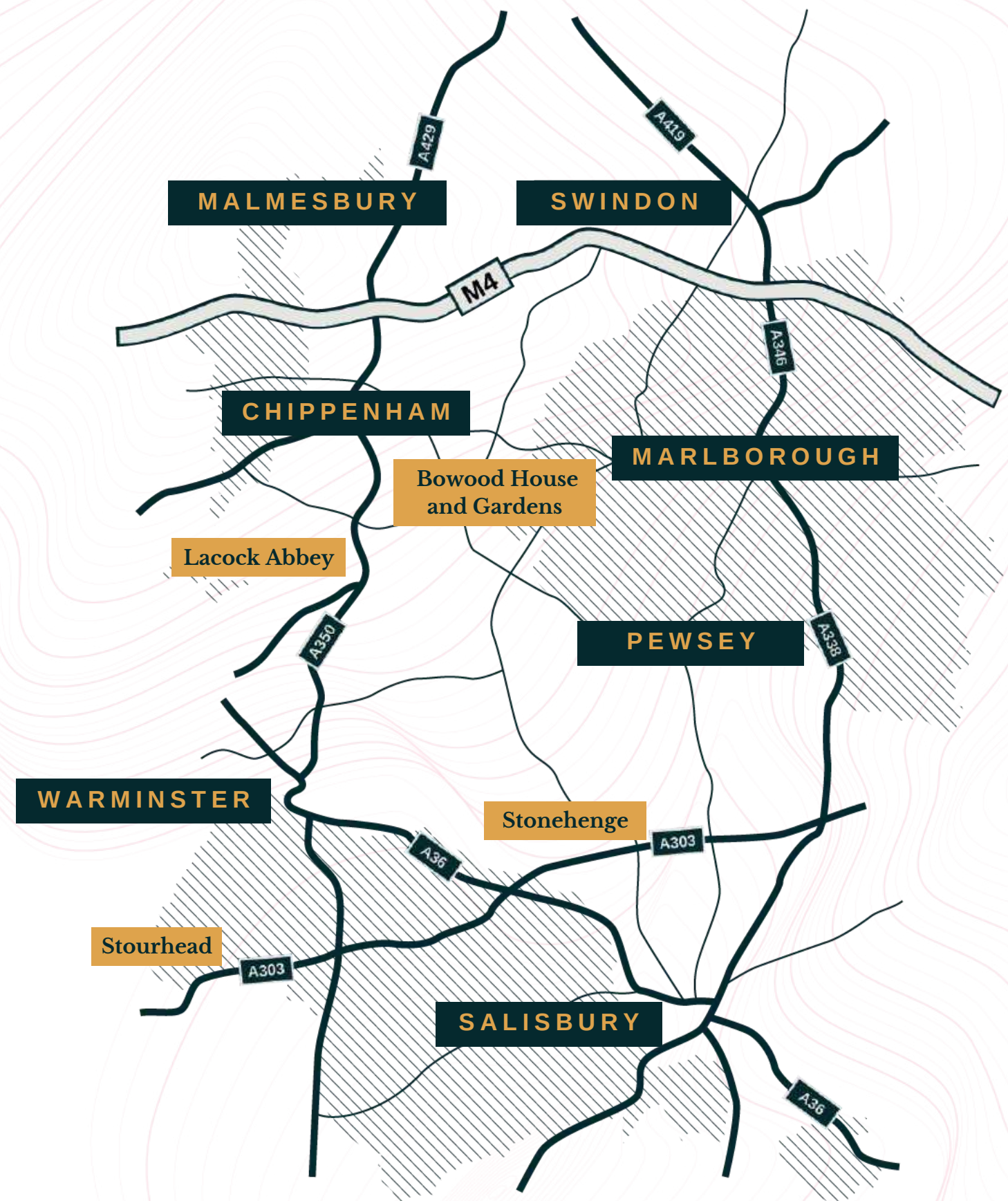
F Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

WALKING **The Ridgeway National Trail**
Described as Britain's oldest route it follows along the chalk ridge of Wiltshire, through to the Berkshire Downs and the River Thames measuring a total distance of 87 miles (140 km) long.

EATING OUT **The Swan in Enford**
Tucked away in a secluded little village on the edge of Salisbury Plain is this charming Grade II Listed country pub which sits next to the river Avon.

EVENT **WOMAD**
An international arts festival created to celebrate the world's many forms of music, arts and dance which takes place annually in the grounds of Charlton Park.

DAY OUT **Stourhead House and Garden**
With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s.





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