



*For Sale*

*In*

*Sutton Mandeville*



**Buxbury Farm**



Buxbury Farm with around 15 acres

A detached 4 bedroom family house with scope to improve and extend, and a range of internal stabling, various useful outbuildings, gardens and paddocks of nearly 15 acres. The property enjoys superb views over open farmland to Sutton Downs beyond.

**DESCRIPTION:**

Buxbury Farm is a detached house with part pebble dash and brick elevations beneath a pitched tiled roof. The house comprises an Entrance Porch, Entrance Hall, stairs to first floor. Sitting room, Dining room, Kitchen, Utility room, Cloakroom, Store room, Larder and further cupboard on the ground floor with 4 bedrooms and a bathroom on the first floor. Attached and on the western end of the property there is an office/study with its own access. The house offers scope to improve and extend subject to the necessary consents.

In addition there is a range of outbuildings, stables and store sheds as well as a former timber officers billet, dating from World War I when troops were station at Fovant and Sutton Mandeville prior to being sent to the front.

**ACCOMMODATION:**

Ground Floor

Glazed porch: with Front door

Entrance hall: Stairs to first floor and storage cupboard under. Oak flooring

Sitting room: With bay window. Double aspect. Double glazed double doors to outside. Open fireplace with Teffont stone surround and Elm mantel. Picture rail.

Dining room: With bay window. Double aspect. Double glazed doors to outside. Open fireplace with Teffont stone surround and hearth, and an Elm mantel. Picture rail.

Kitchen: Belfast sink set into worktop with drawers and cupboards under and wall cupboards above, together with plate rack. Electric cooker point.

Larder: Quarry tiled floor. Shelves.

Walk-in cupboard: Quarry tiled floor. Fitted shelves.

Utility room: Belfast sink. Plumbing for washing machine. Partly tiled walls. Door to outside.

Boot room:

Cloakroom; White suite with wc.

First Floor

Galleried landing; Access to roof space.

Bedroom 1: With bay window. Fireplace with tiled surround. Fitted wardrobe. Glazed fireplace. South facing bay window.

Bedroom 2 : With bay window. Glazed fireplace. Fitted wardrobe. South facing bay window.

Bedroom 3: Glazed fireplace.

Bedroom 4: Fireplace with tiled surround. Fitted wardrobe. Glazed fireplace.

Bathroom: Suite comprising panelled bath with mixer tap and electric shower over, wash basin. WC. Partly tiled walls. Airing cupboard.

### **OUTSIDE:**

Buxbury Farmhouse is situated in the middle of a plot which extends to nearly 15 acres. There are mature hedges on the east and west flanks with a lower hedge on the southern boundary allowing for superb views over farmland to the Downs beyond. The gardens are mainly lawn. Oil storage tank. Attached and on the western end there is an Office/Store room which would make an ideal Granny annexe subject to the relevant planning permission. with electric light and power.

#### Outbuildings

1. Carport 32' 6" x 19'
2. Stable 11' 6" x 11' 3"
3. Stable 11' 6" x 11' 3"
4. Store 20' 9" x 18' 3"
5. Store 15' x 8'
6. Stable 14' 6" x 10' 6"
7. Stable enclosure 24' x 14' 6"
8. Stable barn 90' x 28' 9"
9. Lean-to Stable barn 60' x 14' 8"
10. Former Officer Billett 60' x 14' 8"
11. Lower Field Shelter 17' 3" x 11' 6"
12. Upper Field Shelter 15' 6" x 11' 6"



Guide Price : £750,000

Woolley & Wallis, Salisbury