



**ELM TREE HOUSE,  
CHISELDON**

**Carter Jonas**



# ELM TREE HOUSE, 1 STROUDS HILL, CHISELDON, WILTSHIRE, SN4 0NH

## KEY FEATURES

- Five bedrooms
- Four reception rooms
- Four bathrooms
- Kitchen / breakfast room
- Utility room
- Driveway parking
- Double garage with studio above
- Mature garden
- Peaceful, village location

AN IMMACULATE FAMILY HOME, ENJOYING GREAT PROPORTIONS AND HIGH CEILINGS THROUGHOUT, LOCATED IN THE POPULAR VILLAGE OF CHISELDON.



## SITUATION

Elm Tree House is located within the popular village of Chiseldon. The house is located equidistant between the village of Ogbourne St. George and Swindon, located on the edge of the Marlborough Downs and in an Area of Outstanding Natural Beauty. The village provides a broad range of day-to-day facilities, with a primary school, village shop, post office, doctors' surgery, village pub and a farm shop with restaurant/café. Transport/commuter links are excellent, with quick access to the M4 and direct train links from Swindon to London Paddington, Cheltenham, Bristol and the west. The beautiful town of Marlborough and larger regional centre of Swindon are a short drive away and you can enjoy some incredible country walks in the surrounding countryside. There are many options when it comes to schools in the area, including primary and secondary schools in Chiseldon and the neighbouring village of Wroughton.

## DESCRIPTION

Elm Tree House is an attractive and substantial five-bedroom family house located in the heart of the desirable village of Chiseldon.

From the moment you enter the property, you are struck by the fantastic proportions and high ceilings that are evident throughout. This is only enhanced given the great natural light which flows through the property, making it a truly stunning family home.

Of particular note is the impressive kitchen/breakfast room which is centred around the large island and offers a great range of integrated units and appliances, plus a pantry. Leading off from the kitchen is a separate family room / snug and this offers the perfect set-up for modern day family life. There is a separate utility room which, in turn, gives access to the boiler room.

The ground floor enjoys a wealth of receptions rooms and offers wonderfully flexible accommodation. The main reception room features a recently installed log burner and is a great space in which to entertain. The ground floor living space also consists of a separate dining room (which is currently being utilised as a playroom), office and a shower room.

As you reach the first floor, you are met with a large landing off which all the rooms are accessed. The principal bedroom boasts an abundance of space and an ensuite shower room. The main guest bedroom has an ensuite shower room and there are three further double bedrooms, served by the well-appointed family bathroom.

## OUTSIDE

The house is accessed via the gravel driveway which offers off-street parking for numerous vehicles. The spacious detached double garage provides extra parking and also superb extra storage space. Above the garage, and accessed via an external staircase, is a spacious studio. This offers a particularly useful and versatile additional space and has everything in place to create extra guest accommodation, a study for those working from home or a gym.

A particular feature of this stunning property is the larger than average rear garden, which is on two levels. The garden is mainly laid to lawn with well-established trees and shrubs and there's no shortage of space in which to enjoy. There is a terrace to the side of the property, perfect for alfresco dining in the warmer months. The garden is enclosed by hedging / close board fencing to side and rear and there is also a large wooden storage shed. In all about 0.44 acres.









**TENURE** Freehold

**EPC BAND** D.

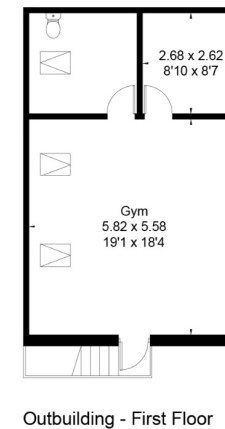
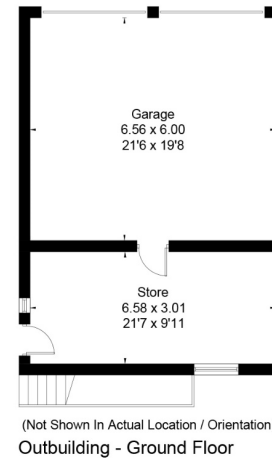
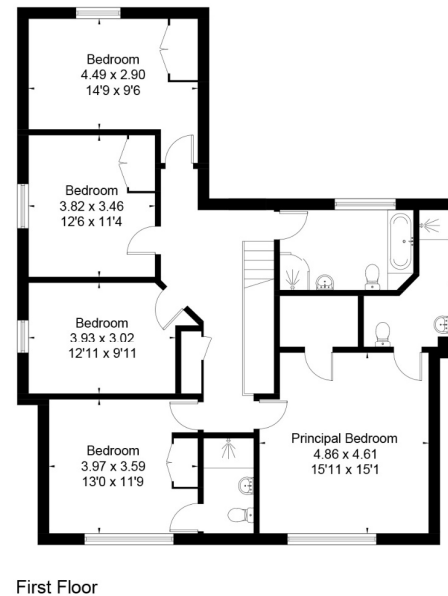
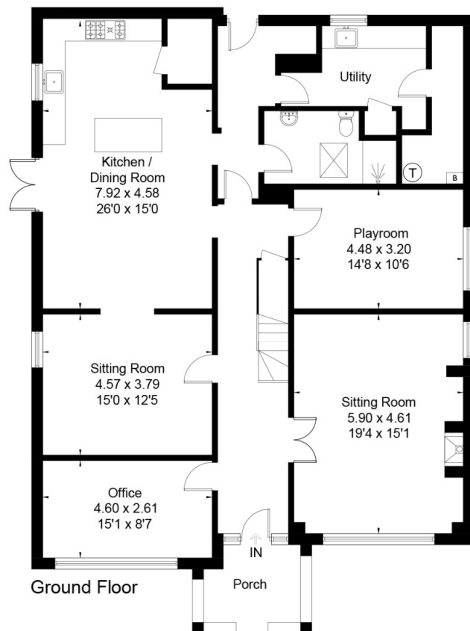
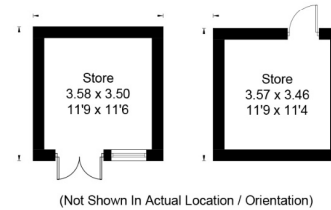
**GUIDE PRICE** £875,000, subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





Strouds Hill, Chiseldon, SN4  
 Approximate Area = 2963 sq ft / 275.3 sq m  
 Outbuildings = 1374 sq ft / 127.7 sq m  
 Total = 4337 sq ft / 403.0 sq m



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 #62129

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