






Woodgate House | Asking Price of £1,200,000
Marlborough

mcfarlane
property.com

Woodgate House |

5  4  2 

Property Description

Discover the unparalleled charm of Woodgate House, a luxurious residence built in 1995, showcasing a striking redbrick and wooden clad design that sets it apart. Perfectly situated near Marlborough's vibrant amenities, this exquisitely designed home offers breath-taking rural views while effortlessly blending timeless elegance with modern comforts. A highlight of this property is 'The Loft,' a separate first floor self contained annex, currently generating additional income as a rental or serving as an ideal guest retreat.

At the heart of the home lies a bespoke kitchen, adorned with quartz worktops and a stunning oak-topped island, serving as both a focal point and a versatile workspace, top-of-the-line appliances, and a sunlit, south-facing garden/sun room that opens seamlessly to the rear garden through bi-fold doors, providing indoor-outdoor living experience. The ground floor impresses with a grand entrance hallway, a cosy sitting room with a wood burner and French doors leading to the rear garden, a stylish dining room again with French doors leading to a patio, two versatile studies, and a convenient cloakroom.

Throughout the home, you'll find stunning oak wooden flooring, with the added luxury of underfloor heating in the kitchen, sun room, and utility.



A practical tiled utility room offers ample storage solutions, a sink, and a water softener unit. The solar panel operation is located here, with access leading to the garage and workshop with additional storage solutions. Woodgate House is a true masterpiece of design and functionality.

Upstairs, the property is carpeted throughout and features four spacious bedrooms, including a generously sized principal bedroom suite complete with a dressing room, en-suite bathroom, and a Juliette balcony. This floor also includes two additional en-suite bathrooms, each serving the double bedrooms which offer stunning views across the countryside. The well-presented family bathroom is equipped with a double shower, double sink, bath, WC, and heated towel rail. With potential for a loft extension, subject to planning regulations, this property offers ample space and future possibilities.

Outside

At the front, you'll find a spacious paved area that can hold up to six vehicles, leading to a large garage with a side passage to the rear garden. The south-facing rear garden features a patio, perfect for enjoying the lovely garden, and includes a practical potting shed. There is a large, flat lawn with mature flower beds, well-stocked with a variety of beautiful flowers and shrubs. The garden also has apple and pear trees, along with other mature trees. Additionally, there's a kitchen garden with vegetable beds growing beetroots, parsnips, raspberries, and onions.



The Loft

In addition to the main house, the property features a self-contained annexe located above the garage. This versatile space is perfect for visitors, offering a spacious double bedroom and a well-appointed bathroom. The annex provides highly useful additional accommodation and could also serve as an excellent home office or a potential source of extra income if rented out.

Location

Woodgate House enjoys a prime location within walking distance to this historic market town it offers convenient access to both the town centre and the picturesque Savernake Forest. Marlborough itself is a vibrant market town nestled within the breathtaking landscapes of an Area of Outstanding Natural Beauty. Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, and supermarkets. The town also boasts a selection of acclaimed restaurants, including the renowned Rick Steins. For those inclined towards sports and leisure, the area offers excellent facilities such as the Leisure Centre and Golf Club. Surrounded by the stunning Marlborough Downs, Pewsey Vale, and Kennet Valley, the town is enveloped in some of the most captivating countryside scenery. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West Country.



We 
 where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because we love where we live.

We would be delighted to show you around this property.

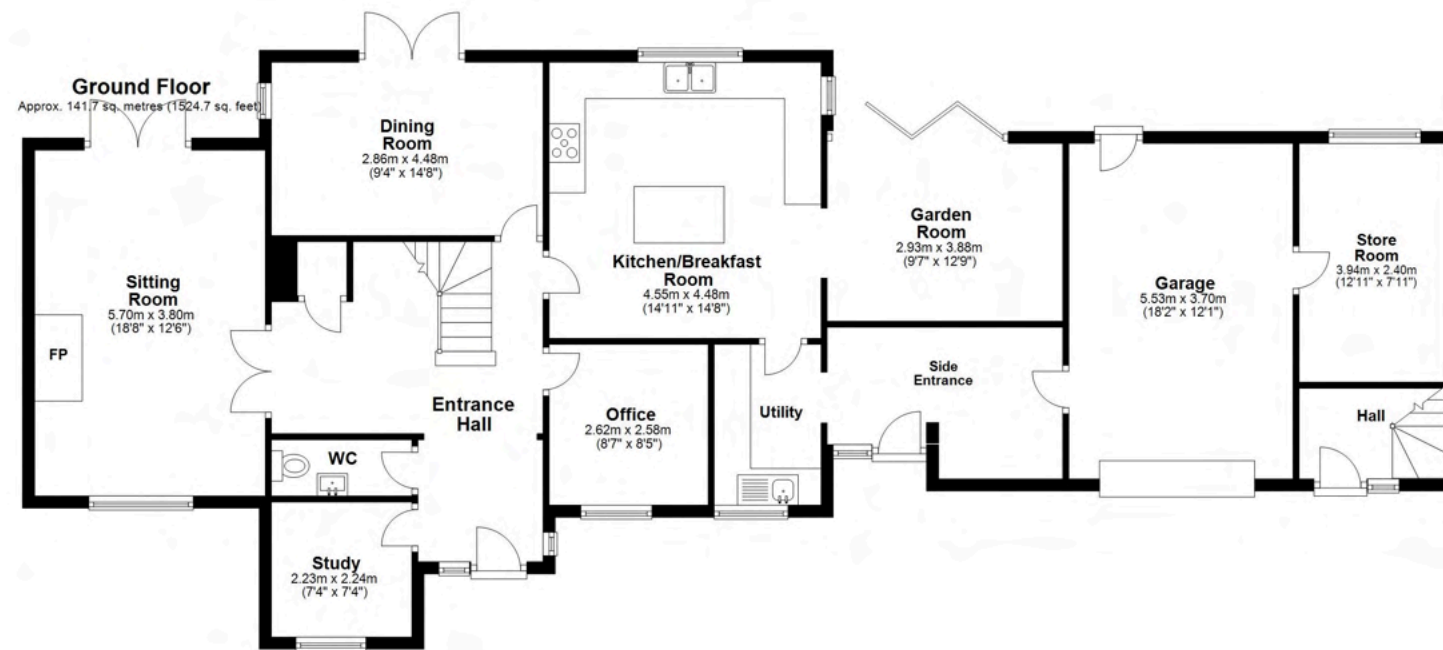
**Because every home
 needs a personal touch.**

**If you would like to view this
 property then please get in touch.**

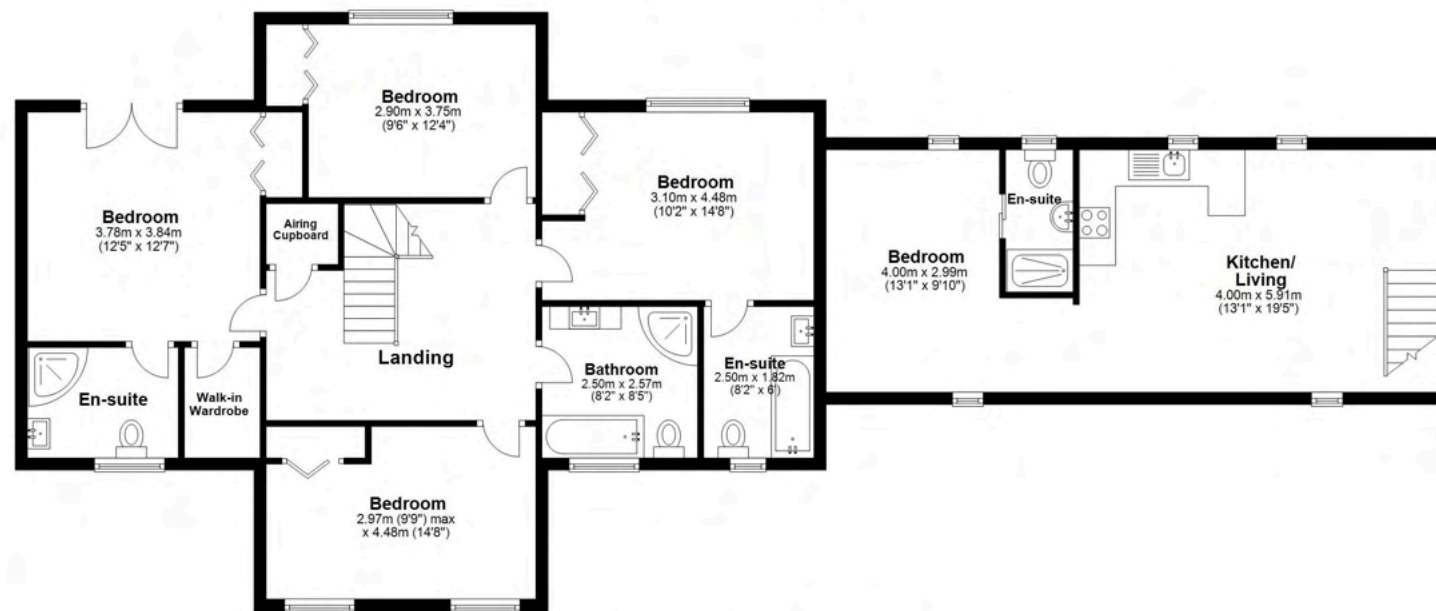
☎ 01672 514380

✉ marlborough@mcfarlaneproperty.com

mcfarlaneproperty.com



First Floor
 Approx. 131.8 sq. metres (1418.3 sq. feet)



Total area: approx. 273.4 sq. metres (2943.0 sq. feet)

mcfarlane
 property.com

Cirencester.

1 Silver Street,
 Cirencester GL7 2BJ
 ☎ 01285 303100

Cricklade.

102 High Street
 Cricklade SN6 6AA
 ☎ 01793 751044

Marlborough.

106 High Street
 Marlborough SN8 1LT
 ☎ 01672 514380

North Swindon.

The Village Centre
 Redhouse SN25 2FW
 ☎ 01793 296600

Old Town.

28-30 Wood Street
 Swindon SN1 4AB
 ☎ 01793 296880

Lettings.

28-30 Wood Street
 Swindon SN1 4AB
 ☎ 01793 611841

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements