



Woodland View Farm
Silver Street Lane
Brokerswood
Westbury
BA13 4EY

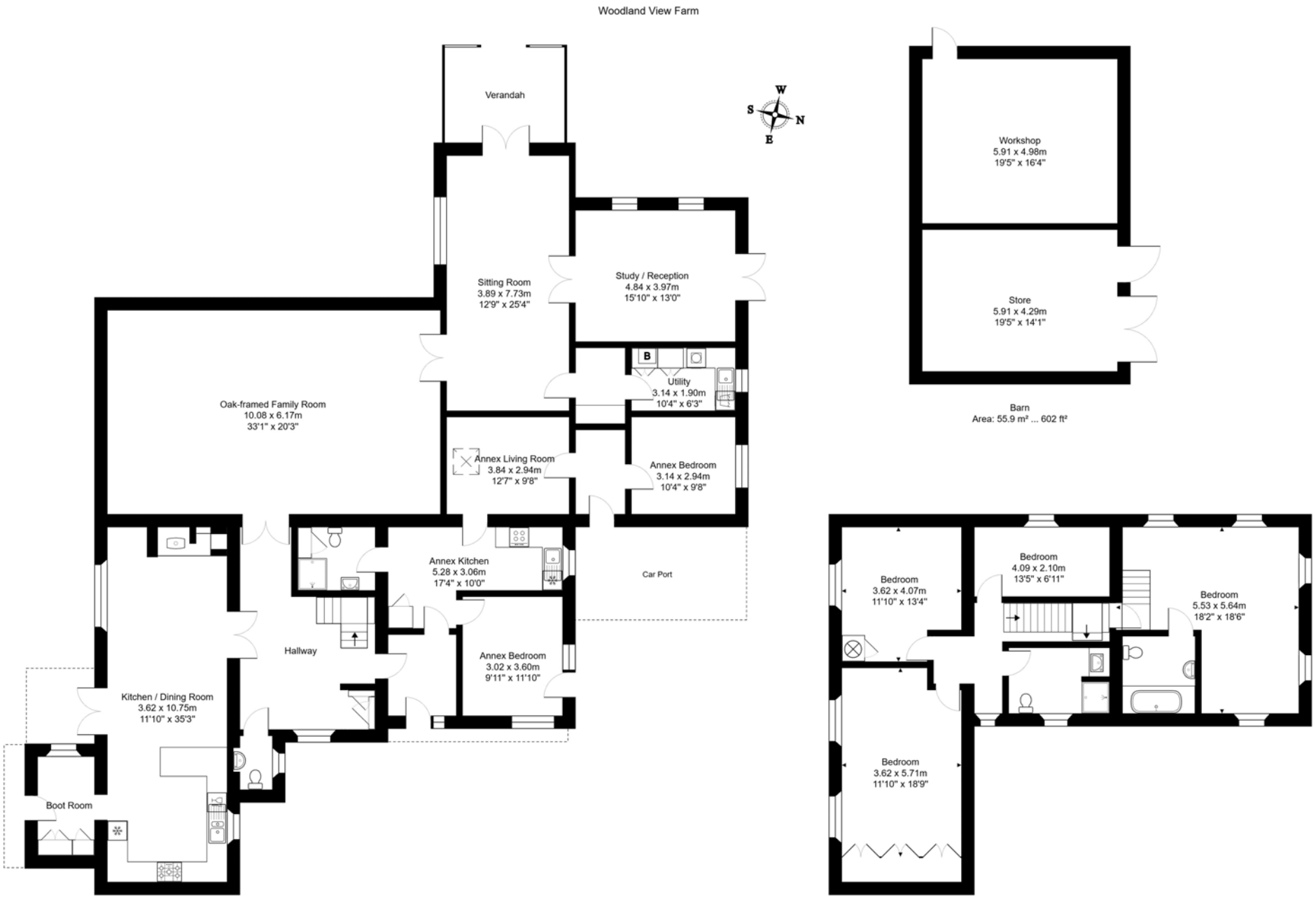
Set in approximately 1. 55 acres of mature, manicured level gardens and paddock, this beautiful farmhouse offers flexible accommodation boasting 6 bedrooms in total, self-contained annexe, ensuite facilities, ample parking and offered with no onward chain.

Tenure: Freehold

£1,225,000

Property Features

- 6 bedroom detached farmhouse
- Approximately 1.55 acre plot
- Superb decorative order
- Flexible layout
- Self contained annexe
- Paddock and workshop and parking
- Fine rural views
- Tranquil location
- No chain



Total Area: 358.7 m² ... 3861 ft² (excluding verandah, store, workshop)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Situation

Woodland View Farm is situated in the rural community of Brokerswood surrounded by open countryside providing wonderful views, walks and horse riding.

There are several towns within easy striking distance including Westbury, with a mainline railway station providing direct access to Bath, Bristol, Salisbury and London. Trowbridge has a cinema complex and many supermarkets and the market towns of Frome and Bradford on Avon both providing a more cultural experience.

The World Heritage city of Bath lies approximately 13 miles away and provides a full range of facilities and amenities including retail outlets, Theatre Royal, numerous museums and restaurants.

Description

Approached via a peaceful country lane and nestled within approximately 1.55 acres of beautiful private grounds, Woodland View Farm is an exceptional country residence offering over 3,800 sq ft of impeccably presented accommodation. With the rare advantage of a substantial annexe, accessible via an internal door and can also be completely self contained having a dedicated front door accessible from the gated parking/car port area.

Parking lies to both sides of the house, complemented by a covered carport, while manicured lawns and mature planting frame the approach to an attractive oak-framed porch beneath a slate roof.

The welcoming kitchen features a traditional double Butler sink, bespoke handcrafted cabinetry, elegant marble worktops and a welcoming seating area centred around a wood-burning stove. Further accommodation includes a practical boot room, utility room, cloakroom, study and family room. The barn-style sitting room is a particular feature of this beautiful home, with a vaulted ceiling, wood burner and 3 sets of double opening doors to the gardens.

Upstairs in the main house are 4 generous bedrooms, ensuite facilities and family bathroom.

The annexe offers two bedrooms, sitting room, kitchen / dining room and shower room. It also has its own garden and parking area. It need not be used as separate accommodation; more space to enjoy as one home.

General Information

Services: We are advised that all mains services are connected.
Heating: LPG fired central heating - Newly installed Aug 2025
Local Authority: Wiltshire Council
Council Tax Band: Band F

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Annexe

Entrance Hall

With door to:-

Bedroom

With window, access to loft space, single panelled radiator.

Sitting Room

With Velux window, single panelled radiator, door to:-

Kitchen

With a matching range of floor and wall mounted units, roll top work surface area incorporating single bowl stainless steel sink with mixer tap and drainer. double glazed window, part tiled walls, wooden flooring, 4 ring induction hob, oven, extractor with light, downlighting, door to sitting room, understairs cupboard, single panelled radiator.

Shower Room

Comprising WC, double width walk-in shower cubicle with thermostatic shower and chrome riser, cupboard, pedestal wash hand basin with hot and cold taps, tiled splashback, water heated towel rail, downlighting, extractor fan.

Bedroom

Being dual aspect with window, double glazed door, double panelled radiator, wood flooring, exposed ceiling timbers, door to parking area/garden.

Inner Hall to main house

Externally

The property is approached via a wooden pillared driveway leading to a shingle parking area for multiple vehicles.

A wooden gate with a low, close board fence leads to the covered entrance porch and paved terrace which is flanked by mature shrubbery and bark border.

The gardens are delightful, mainly laid to level lawn with fruit trees, various seating areas, a hedge with post and rail fence separating it from the paddock. To the north side of the house there is gated side access to the private garden with raised deck seating area and separate parking space for the annex which is accessed off the lane.

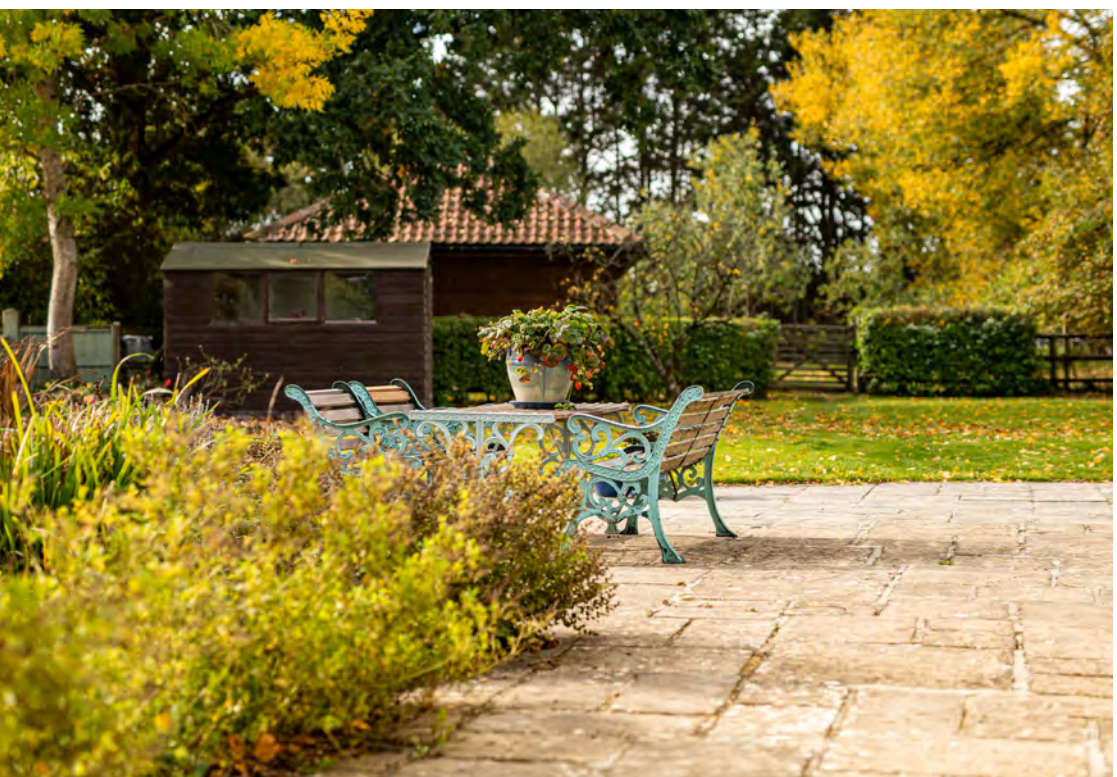
The paddock is a wild meadow contained by hedgerow with orchard providing apples and plums. There is direct access to the lane and a wooden gate from the garden.

There is a garage building/barn which provides ample storage, located within the paddock area but can also be accessed from the main driveway.











Accommodation

Ground Floor

Pitched Roof Porch

Of wooden construction with courtesy lighting, studded wooden door leading to:-

Entrance Hall

With polished limestone flooring, side aspect double glazed wooden framed window, downlighting, storage cupboards, built-in fridge and freezer, open archway to:-

Kitchen/Dining/Family Room

Kitchen Area

With limestone flooring, range of under-counter wooden in-frame units and drawers, solid marble work surface with matching upstand, incorporating double bowl Butler ceramic sink with mixer tap and scored drainer, space for a double width range style cooker, double drawer fridge, extractor and light over, part tiled walls, wooden framed double glazed window, built-in bin store, built-in dishwasher, larder cupboard, open to:-

Dining Area

With glazed double opening doors to the front terrace, open to:-

Family Room

With double panel radiator, double glazed wooden framed windows, feature stone rubble fireplace having wooden mantel, original red brick openings for the bread ovens currently used as a timber store, inset Villager woodburning stove, wooden doors to:-

Central Hallway

With stairs rising to first floor landing, understairs storage cupboard, solid wood flooring, 2 double panelled radiators, built-in cupboard housing the alarm system and electric meter, built-in cupboard housing consumer units, door to sitting room, door to annex, door to:-

Cloakroom

With wood flooring, low flush WC, wall mounted wash hand basin with tiled splashback and cupboard below, double panelled radiator, double glazed wooden framed window, downlighting.

Sitting Room

With solid wood flooring, open pitched roof having exposed ceiling timbers and A-frames, dual aspect double glazed wooden framed opening windows, 3 sets of double opening doors to terrace and gardens, freestanding Villager stove with exposed flue, wooden double doors to:-

Garden Room

With double glazed wooden framed windows, double doors leading to garden, wood flooring, double doors to study, door to:-

Store Room

With double panelled radiator and shelving, door to:-

Utility Room

With wood flooring, range of cupboards, housing the LPG fired boiler providing domestic hot water and central heating, various linen cupboards, roll top work surface area incorporating single bowl stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, wooden framed double glazed window, part tiled walls, downlighting, extractor fan.

Study/Bedroom

With double glazed wooden frame windows, doors to garden.

First Floor

Half Landing

With stairs rising to landing, wooden latch door leading to a further staircase rising to:-

Bedroom

Being triple aspect with double panelled radiator, single panelled radiator, wooden framed double glazed windows and door to:-

En Suite Bathroom

Comprising low flush WC, pedestal wash hand basin, panelled bath with telephone shower attachment, front aspect double glazed window, downlighting, wooden wall panelling, ornate tiled flooring, radiator, water heated towel rail, extractor fan.

Landing

With double glazed window, antique style radiator, door to:-

Shower Room

Comprising low flush WC, walk-in shower cubicle with glazed shower door, thermostatic shower with monsoon shower head, downlighting, extractor fan, water heated towel rail and radiator, vanity cupboard having tiled plinth and inset ceramic wash hand basin, double glazed wooden frame window with plantation shutters, solid wood flooring.

Bedroom 4

With double panelled radiator, wooden framed double glazed window.

Bedroom 3

With double glazed window, antique style radiator and wall lights, wood flooring.

Bedroom 2

Being dual aspect with wooden framed double glazed windows, antique style radiator, range of 3 built-in double wardrobes, wood flooring.







