



**MULBERRY HOUSE, CHURCH ROAD,
WOODBOROUGH**

Carter Jonas

MULBERRY HOUSE, CHURCH ROAD, WOODBOROUGH, SN9 5PH

A DETACHED FAMILY HOME IN WOODBOROUGH, OFFERING BOTH EXTENSION AND DEVELOPMENT POTENTIAL.

KEY FEATURES

- Detached family home
- Extension potential
- Development potential
- Renovated internally
- Large plot
- Desirable village location
- Excellent village school
- Gardens
- Located on a no-through road



SITUATION

With its thriving community, Woodborough is one of the most popular villages in the picturesque Pewsey Vale. The village is served by an excellent C of E Primary school and the Whitehall Garden centre which also has several boutique shops, antique shop, delicatessen and Sticks and Stones coffee shop, book binders and the renowned Seven Stars pub in neighbouring Bottlesford. St Mary Magdalene Church is close by. Woodborough is situated 4 miles to the west of the larger village of Pewsey, where a range of local facilities including a supermarket, shops, post office, church, doctors, dentists, secondary schooling and the private school St Francis. Woodborough is situated in the heart of the Pewsey Vale, designated as an Area of Outstanding Natural Beauty. The larger village of Pewsey provides more extensive local facilities including a main line rail service to Newbury, Reading and London (Paddington approximately 1 hour) and the South West. The historic market towns of Marlborough and Devizes are 8 and 9 miles distance respectively. The Kennet and Avon canal passes close to the village and there is excellent riding and walking in the Downs nearby.

DESCRIPTION

Mulberry House provides an exciting and unique opportunity for a potential buyer and provides both extension and development opportunities.

The property sits on a plot of approximately 0.45 acres and has excellent extension potential (subject to planning) to create a detached four-bedroom family home with additional living accommodation downstairs and a detached garage.

To the rear of the plot is approved planning permission (PL/2021/05296) for a detached three-bedroom home with associated access and a detached garage to be built. This could be sectioned off from the main house to provide two separate dwellings, alternatively, it could be built out to provide a home for multi-generational living. Planning permission could be reapplied for to build a smaller dwelling/annexe, or alternatively a home office/gym, catering for all family needs and requirements.

Mulberry House is a three-bedroom detached family home which has been completely renovated internally by the current owners. Upon entering the property, there is a good-sized hallway to which the main reception areas are accessed. There is a sitting room with fireplace and large window overlooking the front garden. An open plan kitchen/breakfast/family room is the real heart of the home. It provides direct access to the rear garden and is the perfect place for entertaining, family meals or for spending time together as a family. Completing the downstairs accommodation is the utility/boot room which has direct access from the garden and provides a great space for muddy boots and paws.

Upstairs there are three good sized bedrooms which are all served by the well-appointed family bathroom. There is a possibility of sectioning off the large main bedroom to create a smaller fourth bedroom/home office.

There is a substantial loft space at the property which could be converted into further bedrooms and bathrooms, or as a large principal bedroom suite, subject to the necessary planning being obtained.

OUTSIDE

The house is approached via Church Road, which is a no-through road. A five-bar gate opens out the gravelled parking for three vehicles. The house sits centrally within its plot and therefore there is a large lawned area to the front of the property, which is fully enclosed with an array of mature tree, hedge and flower borders, including fruit trees. Being west facing, it provides an ideal spot for enjoying an evening glass of something.

The rear garden is mainly laid to lawn and is enclosed by both stone walling and fencing. It is of a good-size and completely level, making it ideal for children to run around and enjoy or for a football to be kicked about. A single detached garage/workshop provides ample outside storage space and could, with the necessary permissions, be converted into a home office/gym.

The furthest part of the garden does have planning approved to build a separate detached home should one wish to do so. Alternatively, it could be incorporated within the main garden.

GUIDE PRICE £975,000 subject to contract





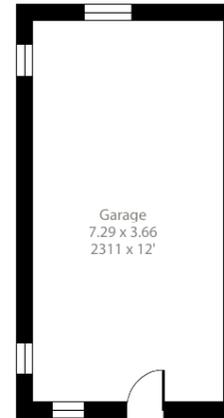
Mulberry House, Church Road, Woodborough, Pewsey, SN9

Approximate Area = 1534 sq ft / 142.5 sq m

Garage/Workshop = 287 sq ft / 26.7 sq m

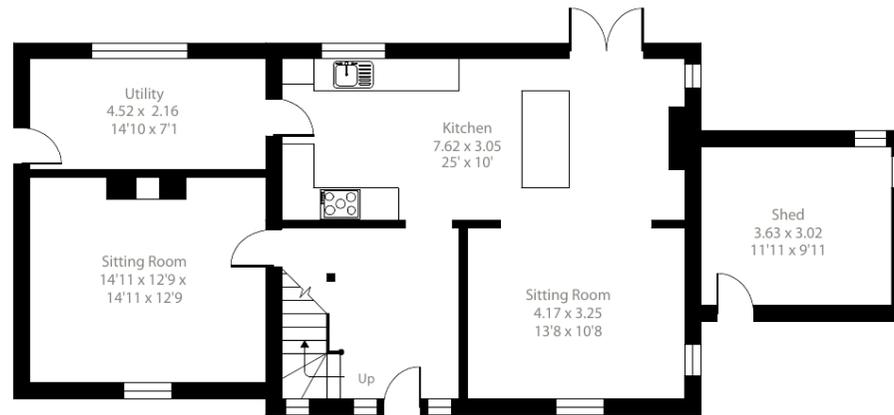
Total = 1821 sq ft / 169.2 sq m

For identification only - Not to scale

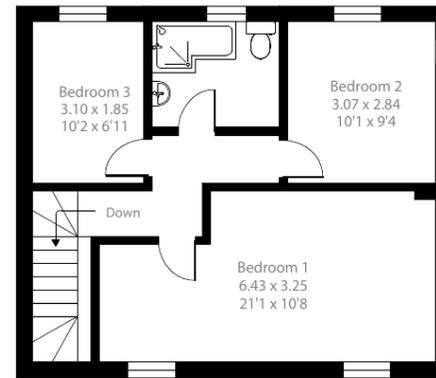


SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. oil fired central heating.
- Council tax band: E
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1179569

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Classification L2 - Business Data