



**Broomsgrove Lodge, New Mill,
Pewsey, Wiltshire SN9 5LE**

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property consultants

A well presented and spacious period four bedroom house set in 3.9 acres of gardens, woodland and paddock area in a glorious rural setting

Location

New Mill is a small hamlet in the parish of Milton Lilbourne about 2 miles from the picturesque village of Wootton Rivers, boasting a popular pub and a church. The nearest local amenities are in Pewsey about 2 miles away which include supermarkets, petrol station, surgery and post office. The larger market town of Marlborough 6 miles to the north, has a wide-choice of shops which includes a Waitrose, restaurants, cafes, wine bars, banks and a very popular bi-weekly market.

There are excellent road and railway links with Pewsey and Great Bedwyn offering a 70 minute journey into London Paddington and lying equidistant between the M4 at Hungerford and the A303/M3 at Andover.

Schools in the area include a primary school in nearby Easton Royal and Woodborough, Pinewood, St Frances and Farleigh preparatory



schools, St Margaret's and St Mary's Calne, Marlborough College, Dauntsey's, and St Johns, Marlborough.

Broomsgrove Lodge lies in a rural position off the quiet road from New Mill to Wootton Rivers, surrounded fields and with lovely views.

Description

Broomsgrove Lodge probably dating from the 1800's was originally two cottages subsequently joined and extended in the 1990s and has brick elevations under a thatched roof last re-thatched in 2017. The accommodation is well presented and offers light and airy space with an attractive sitting room and a flexible kitchen/dining room with a study area at one end as well as a generous boot and utility room,

A flagstoned path leads to a half glazed door to the **Entrance Hall** which is carpeted with a fireplace. To one side is the **Snug/Office** which is carpeted and double aspect, leading off the



hall is the **Cloakroom** with wc and on to the dual aspect attractive **Sitting Room** with at one end an open fireplace with timber mantelpiece and alcove cupboard and shelving and arch through to the **Sun Room** which is carpeted, heated and with french windows to the terrace. The **Kitchen/Dining room** has a wood effect floor and a range of wall and floor units including a central island with granite work surfaces, incorporating a double sink with mixer tap, a Fisher Paykel double dishwasher, a Belling plate warmer, a Rangemaster 5 gas (bottled) hob range with 2 electric ovens and grill. Dining area with hatch to conservatory, stable door to terrace and a study area with a fridge and freezer. This leads onto the **Larder** with shelving, the **Boiler Room** with Grant boiler, hot water tank and water softener and on to the **Utility Room** with back door, units with Belfast sink and an American Maytag washer/dryer.

On the first floor is the **Landing**, carpeted with



an airing cupboard. **Master Bedroom suite** with lovely views, a **Dressing Room** with full height hanging and wardrobe space leading to the ensuite **Bathroom** with a separate shower and steam room, bath, heated towel rail, wc, and hand basin. There is a **Guest Bedroom** with **ensuite Bathroom** and **two further Bedrooms** and a **Shower Room**.

Outside

The property is approached via a timber gate to a graveled parking area with a flag stoned path to the front door and gates to a timber verandah to the rear leading to the back door. There is a brick built single garage with work shop and potting shed to the rear. To the rear and side of the house is a flag stoned terrace with steps leading up to the lawns including well stocked and established beds. The garden is bordered by a mixture of yew and traditional country hedging giving private feel. A gate leads to the hedged and fenced chicken run and onto the land. There is a greenhouse on a brick plinth.





Outside

The lawns lead on to the vegetable garden with raised beds, a timber tool shed and greenhouse on a brick plinth. There is a gate onto the road and the grass here has been lined with Netlon so that there is additional parking available.

The land extends to some 3.9 acres and an area which has been partially planted with 800 trees specifically designed by the Woodland Trust to achieve a broad range of species and to take advantage of the stunning views to Martinsell Hill.

Tenure: Freehold

Epc: D59

Council tax: Band F

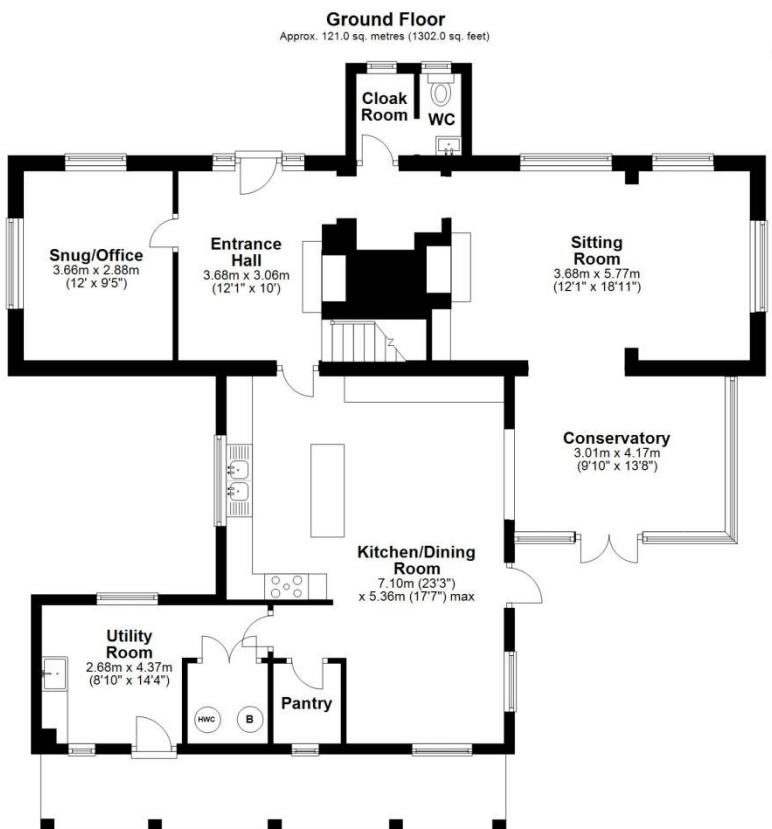
Services: Mains electricity, private water and drainage. Oil fired central heating

Notes: Kitchen appliances and washing machine are included

Local Authority: Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

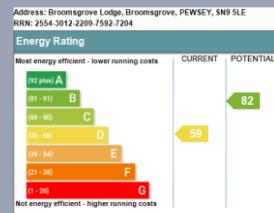
Directions From junction 14 of the M4 head south into Hungerford and take the A338 towards Burbage. Cross over the roundabout onto the B3087 towards Pewsey and at Milton Lilbourne turn right towards New Mill. Go through the hamlet and Broomsgrove Lodge will be the first house on your left.





Total area: approx. 225.4 sq. metres (2426.3 sq. feet)





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