



A GOLDEN OPPORTUNITY

Guide Price £875,000 Freehold

Winkworth

**OLD MANOR FARM, CHANDLERS LANE,
BISHOPS CANNINGS, WILTSHIRE, SN10 2JZ**

If you have been struggling to find the right property and come to the realisation that you could create the perfect home if only you could find somewhere to build, then this is the place for you. A really beautiful place to put down roots.

We are delighted to offer this unique opportunity to create an important new home with views over the village church to the front and open fields to the rear.

The property was formerly The Old Manor Farmhouse, a thatched and listed house destroyed by fire several years ago. The lovely coach house remains intact and has huge potential for very spacious ancillary accommodation and garaging.

The listing for the whole site has now been completely removed.

Planning Number: 20/04560/FUL

Planning consent has been granted for the construction of an elegant and substantial five bedroom house of 560 sq metres (6028 sq ft) arranged over four floors. The plans are for a large kitchen / breakfast room, the usual domestic offices, five bathrooms, four reception rooms, gym, cinema and games room.

The attractive period coach house is 136 sq metres (1463 sq feet) with plans to become garaging and a self contained annexe.

The property sits in large gardens, laid mainly to lawn and with mature trees and shrubs, an orchard, rural views and plenty of parking.



LOCATION

Nestling at the start of the lovely Pewsey Vale, Bishops Cannings is a super village with a popular pub and beautiful church. The Kennet and Avon canal runs through the fields on the edge of the village and there is a good village primary school.

Well positioned for easy access to schools such as Dauntsey's, Marlborough College and St Margaret's and St Mary's Calne, it is just three miles from the pretty market town of Devizes with a range of supermarkets, independent shops, bars and restaurants.

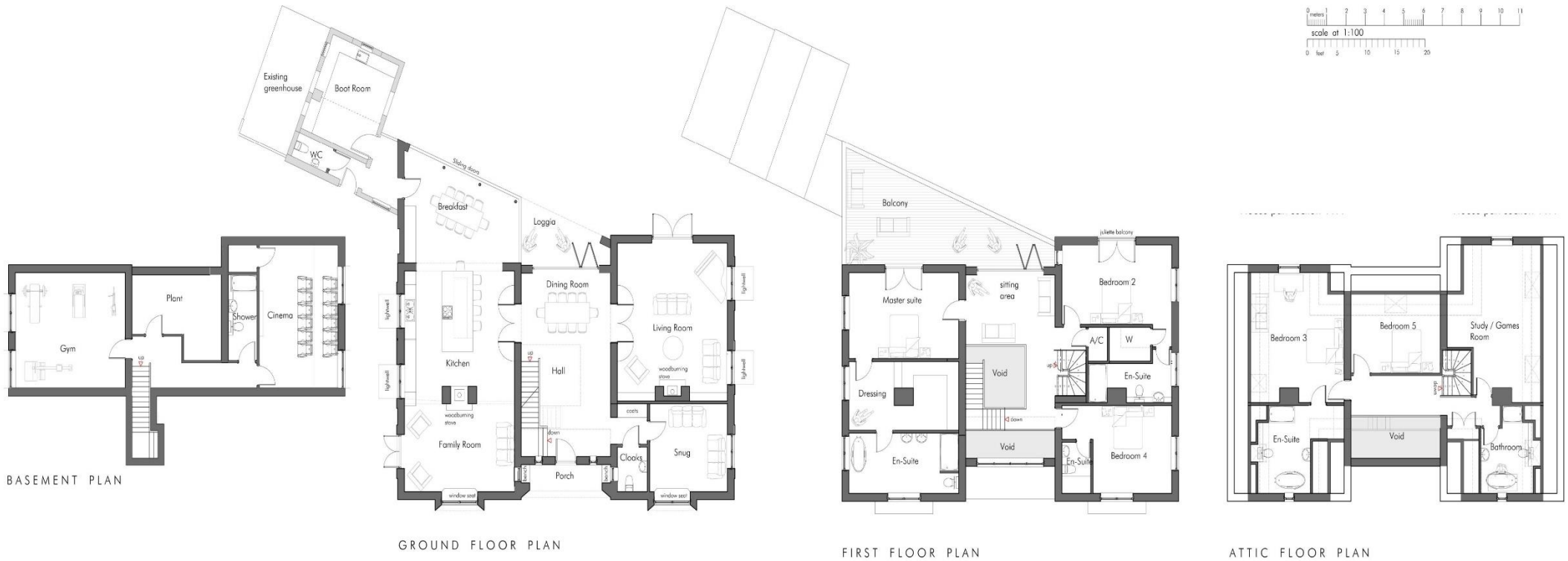
Marlborough is only eleven miles to the east with plenty of different shops and restaurants. Both towns offer cinemas, gyms and a wide range of cultural events and opportunities. There are sports clubs including golf at North Wilts and Bowood and the village cricket club in nearby Coate. Plus outstanding cycling, riding and walking all around.

The station at Pewsey is a nine mile drive with trains going into London Paddington in just over an hour and the M4 and M3 are easily accessed.

DIRECTIONS

From our office in Devizes, drive past The Green and head towards Marlborough. As you leave town on the dual carriageway, move into the right hand lane and turn right at the bottom of the hill. Continue to the T junction by the village hall and turn right. The driveway is the second on the right.





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