



**Wonderful Views!**  
£950,000





## THE SANDS, WOODBOROUGH, SN9 5PR



4 4 4 Ample

**Aepelford Acre, saxon name for Apple Orchard is situated on the edge of the village of Woodborough. The house sits in the most wonderful plot with enviable views from all aspects.**

Built in the 50's and extended at later points the house offers versatile living accommodation. As you enter into a spacious hallway, the living room is on the left, large and light with a wood burning stove, to the right of the hall is a good size family room/study. Into the kitchen breakfast room which has been modernized with a hand made kitchen from Devizes kitchens and stunning rosewood granite tops. Featuring a built in oven and separate induction hob, integrated fridge and dishwasher and beautiful limestone flooring. The kitchen also features a wood burning stove. Lovely and light with wonderful views and door to access the side terrace. There is a downstairs bathroom with bath and separate toilet. You walk through another large hallway that could also be a study space into another spacious comfortable living area with doors to the back terrace. From the study you enter a large utility with door to a separate dark room. This area reconfigured would make a very good integral annex or living accommodation for older children or possibly and Air B&B option.

Upstairs there are three good-size double bedrooms and one single bedroom. The principal bedroom has excellent built in storage and modern ensuite with bath and separate shower. The second double also has storage and a modern ensuite shower room. The family bathroom offers bath with over bath shower. Upstairs offers fabulous views from all aspects.





Outside the plot approx. 1.1acre has an abundance of shrubs and flowers. There is a small woodland area with a wonderful collection of trees, Scott's pine, Oak, Acer, Walnut Tree, Snake Bark, Crabb and Bramley Apple, Damson to name but a few and a thriving pond.

At the bottom of the garden behind the beech hedge are raised vegetable and fruit beds, a large shed and gate that lead towards the river Avon, bridleway and kennet canal. There is a raised area with fire pit for all year round entertaining and a large modern greenhouse for those budding gardeners. The garden benefits from a watering system 'leaky pipe'. Solar panels are located on the side roof and garage roof.

To the front a sweeping gravel driveway, which is lined with a tall leylandii hedge offering privacy, ample parking with double garage with electric. A useful wood store sits at the side of the garage.

Alton Barnes with the chalk horse and popular 'Barge Inn' and canal is a 'stones throw' away. The village offers an excellent primary school and garden center selling local produce and café. The 'seven stars' pub in Bottlesford is just 5 mins drive away.







At a Glance:

- Detached house in a large plot
  - Modern Kitchen/breakfast room
  - Living room
  - Family room/office
  - Living room 2
  - Bathroom with separate toilet
  - Large utility room with dark room
  - Four bedrooms, two ensuite
  - Family bathroom
  - Ample driveway parking
  - Double garage
  - Woodstore
  - Greenhouse
  - Shed
- Solar panels.

Covenants/easements – No known  
Flooding – Not flooded







Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

### General

Services: Mains water and drainage, electric and oil central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: To be confirmed.

Council Tax Band: G.

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

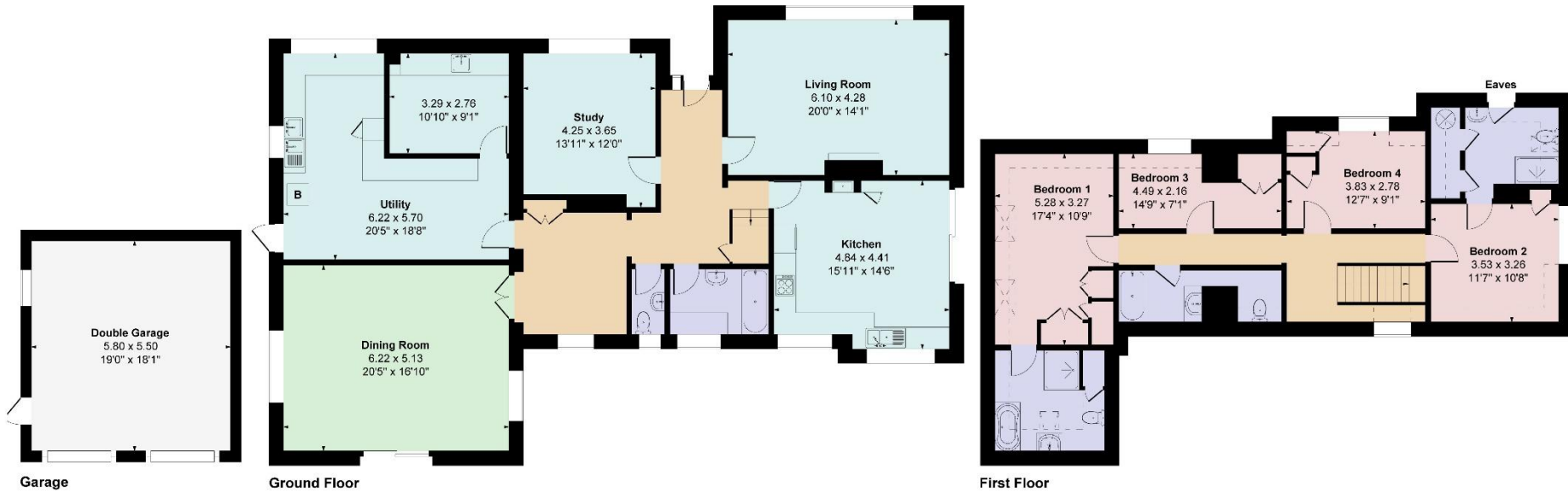
Postcode: SN9 5PR





## Aepelford Acre, The Sands, Pewsey, SN9 5PR

Approximate Gross Internal Area  
Total = 290 sq m (3117 sq ft)  
Main House = 258 sq m (2774 sq ft)  
Garage = 32 sq m (343 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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