



# Valley View

WEST END, MARSHFIELD, SOUTH GLOUCESTERSHIRE

webbpaton

# Valley View, West End, Marshfield, South Gloucestershire, SN14 8JH

Bath - 8 miles

Chippenham - 10 miles

M4 J18 - 5.6 miles

Chippenham Station to London Paddington in 70 minutes - 9.5 miles  
(Distances are approximate)

## Available as a whole

## Offers in Excess of £595,000

### FOR SALE

The property includes a modern well-presented three-bedroom house and an adjoining paddock, extending to approximately 5.19 acres in total. The house is subject to an Agricultural Occupancy Condition.

### THE HOUSE

Valley View is an attractive detached house situated in the sought after village of Marshfield. The property is built of stone and positioned in a large plot with surrounding gardens and attractive views over the rolling countryside.

The property offers in excess of 1,400 sq ft of accommodation arranged over two floors. The ground floor comprises a large open plan kitchen with a breakfast bar and dining area. A doorway leads into the useful utility space and downstairs WC. On the opposite side of the hall is a cosy living room and conservatory which provides direct access into the garden.

A staircase rises to the first floor where there are three double bedrooms and a family bathroom. The larger bedrooms have fitted wardrobes and all rooms enjoy attractive rural views. There is double glazing throughout.

### OUTSIDE

To the front of the property is a large driveway providing off-roading parking for several cars.

The large garden is well-maintained and surrounds the property on all elevations. It is mainly laid to lawn with a mature hedge.

### PADDOCK

There is a paddock adjoining the garden to the rear of the property, extending to approximately five acres. This is a grass field surrounded by mature hedgerows and stock-proof fencing. Access can be obtained directly from the property.

The paddock provides a range of opportunities to anyone with equestrian or amenity interests subject to the necessary planning permissions.

### SITUATION

Valley View is situated in a quiet, rural position in the Cotswolds Area of Outstanding Natural Beauty. A particular feature of the property are the generous views overlooking the surrounding landscape and farmland.

The property lies a few miles south of the M4 Junction 18 and just to the north of Marshfield, which provides access to local services and amenities. The hamlet of West End is accessed via a no-through road, making it a peaceful position for the handful of properties located there.

The historic city of Bath is located nearby and is famous for its excellent cultural and leisure amenities including museums, art galleries and theatres, as well as restaurants, bars and cafés. There are also a highly regarded range of private and state schools, catering for all age groups, within easy reach.

There are high-speed train services operating from both Chippenham and Bath station, with direct access to London Paddington.





## ADDITIONAL INFORMATION

### METHOD OF SALE

Valley View is offered for sale as a whole by private treaty.

### TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession on completion.

### DATA ROOM

An online data room has been set up and will be password protected providing access to all relevant documentation relating to the property. Details of access will be provided by the vendor's agents; however, buyers are encouraged to make their own enquiries to satisfy any queries arising.

### EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

There are no public rights of way crossing this property. The property will be sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

### LOCAL AUTHORITY

The relevant local authority is South Gloucestershire Council.

### COUNTRYSIDE STEWARDSHIP SCHEME

The paddock to the rear of the property is subject to a Mid-Tier Countryside Stewardship Scheme running until 31st December 2027. The vendor will transfer the agreement to the purchaser if required. Further details are in the dataroom.

### FIXTURE AND FITTINGS

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, and garden machinery.

### SITE PLANS

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by WebbPaton LLP and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### COUNCIL TAX

Valley View is in Band C.

### SERVICES

It is understood that the property is connected to a mains electricity supply and benefits from a good broadband connection. Please refer to the water plan documents in the data room for information on the main and borehole water services available at the property. The buyer will be required to make a new connection to the mains water supply at their own cost. Drainage is via a private septic tank.

### DIRECTIONS

From the M4, take the A46 at Junction 18 towards Bath. Continue on the A46 for nearly 4 miles and then at the roundabout take the first exit onto the A420. After 2 miles turn left onto Bonds Lane and keep to the left of the fork when the road splits. The property is located to the right.

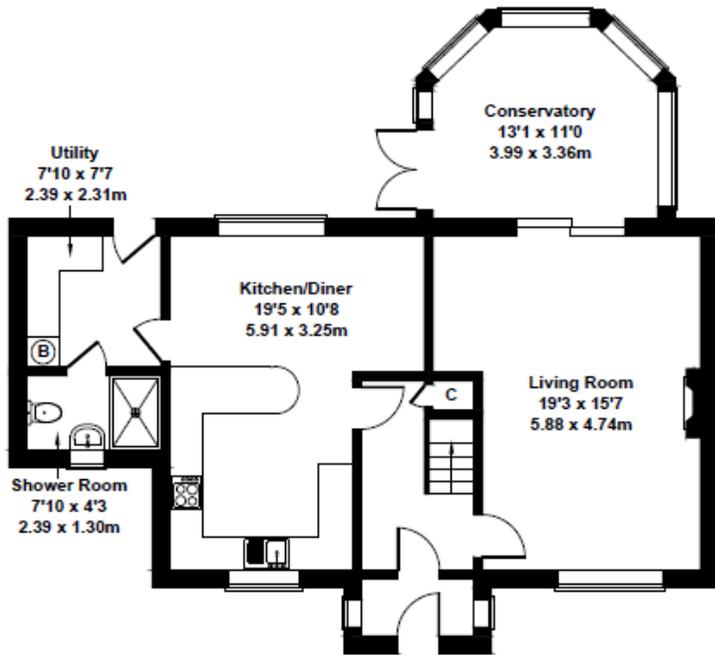
### AGRICULTURAL OCCUPANCY CONDITION

Planning was granted in 1996 for an Agricultural Worker's Dwelling and therefore the property is subject to an Agricultural Occupancy Condition.

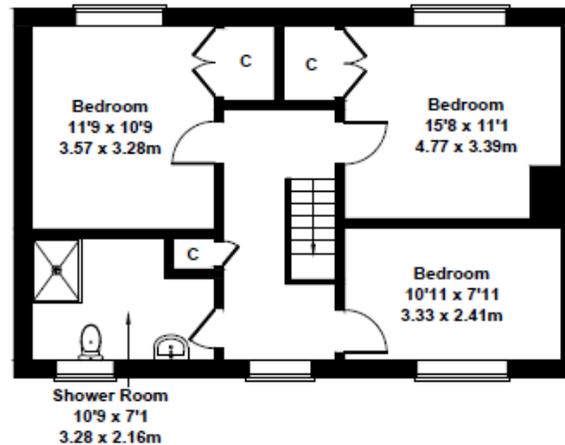
### VIEWINGS

All viewings are strictly by prior appointment. Please contact Pippa Wildern or Mark Webb at WebbPaton LLP on 01793 842055 or [post@webbpaton.co.uk](mailto:post@webbpaton.co.uk).

Approximate Gross Internal Area  
1464 sq ft - 136 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

**IMPORTANT NOTICE**

WebbPaton LLP for themselves and the vendors or lessors of this property whose agents they are, give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		