



The Lodge, South Farm, Water Eaton, Swindon, SN6 6JU

Guide Price £1,500,000

richard james

Village & Country Homes



The Lodge & The Annexe

Water Eaton

FREEHOLD



Welcome to The Lodge an exquisite sanctuary, has undergone meticulous transformation, skilfully expanded by its discerning proprietors to offer an opulent living space exceeding 6000 square feet. This magnificent estate graces a sprawling plot spanning over an acre, affording it privileged inhabitants breathtaking vistas.

Step inside to discover a world of sophistication and functionality. The grand entrance hall beckons, setting the stage for what lies beyond. The living room is bathed in natural light, and the formal dining room offers an exceptional space for entertaining and invites the outdoors in through expansive patio doors. An ultra-modern, L shaped kitchen/diner, complete with lantern roof a central island and top tier built in appliances, serves as the heart of this refined domicile. A spacious study, large versatile utility room and a playroom - cinema combo add to the allure.

Ascending to the first floor reveals four generously proportioned bedroom. The master suite with its stunning views boasts a dressing room and a newly appointed en suite of uncompromising luxury. Two additional ensuite bedrooms and a fourth bedroom, along with conveniently placed shower room, fulfil every expectation of refined living.



 Scan here to view the property video

Access to the estate is granted through electric double gates, leading to a meandering gravel driveway, flanked by manicured raised beds. The drive gracefully circumnavigates the residence, offering access to the side of the property where you will find numerous outbuildings..

A double garage, featuring glazed doors a humidity controlled environment, awaits your cherished automobiles, with a built in electric car charging station. An adjacent, purpose - built structure houses a sophisticated home office, complemented by an adjoining summer room, opening onto an inviting paved terrace. A workshop discreetly tucked away along the rear, caters to your creative pursuits.

The annex, accessible both independently and from the main house introduces a harmonious blend of form and function. Its living room seamlessly flows into a chic kitchen - dining space. Two sumptuous bedrooms, and an elegant shower room complete this self-contained haven. It's also of note the annexe has also been successfully rented out through Air BnB and provides a valuable additional income.

Notable features include high quality triple glazed windows, superfast broadband connectivity, there are independent oil tanks for both the main residence. This is not just a property: it's a lifestyle, meticulously curated for those with a penchant for the extraordinary.

Water Eaton is on the Thames National Path trail between the towns of Cricklade, upstream to the west, and Lechlade, downstream to the east. Cotswold water park is also located a few miles away with its many trails, ideally situated for enjoying countryside pursuits. Further shops and amenities can be found in Highworth, c.4 miles South, and Cirencester the capital of the Cotswolds c. 4 miles North of the village. Whilst Swindon, c 7 miles South, offers direct links to London Paddington through its high speed network.

EPC Rating: D (The Lodge)
EPC Rating: C (The Annexe)

Council Tax Band G (The Lodge)
Council Tax Band A (The Annexe)
Local Authority: Wiltshire Council





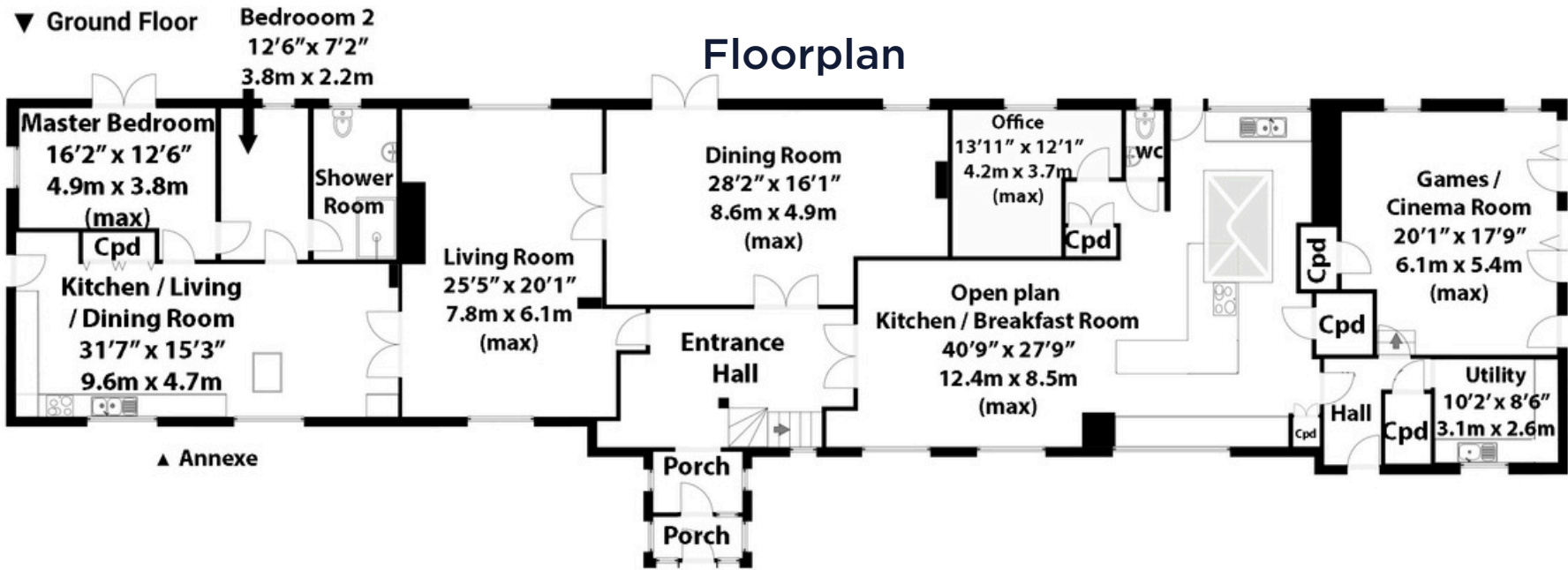






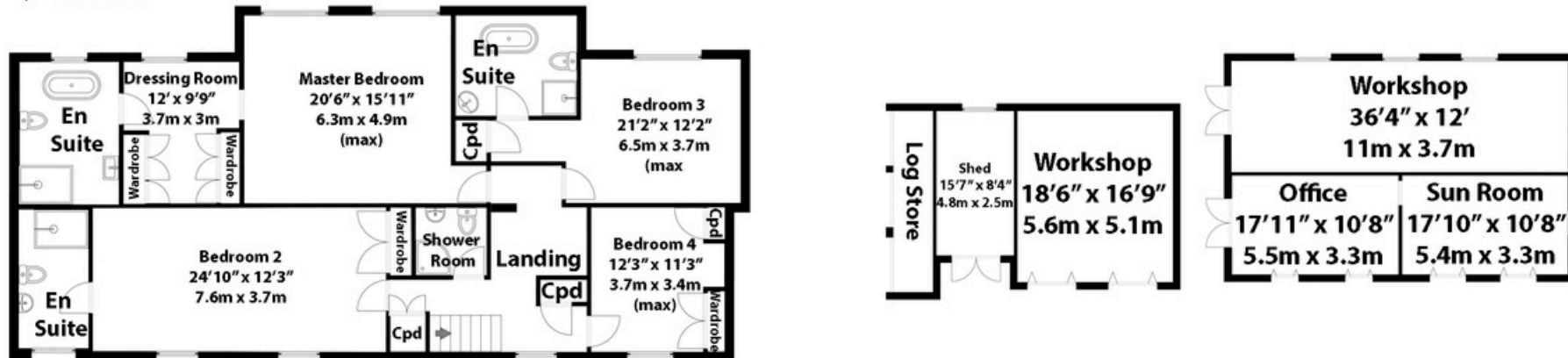






Tota area approx: 6226 sq ft / 578 sq m
(Includes outbuildings)

▼ 1st Floor



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