



Ponderosa, Goatacre Lane  
Goatacre, SN11 9HY





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Set on the outskirts of the hamlet of Goatacre adjacent to open countryside, an extended and tastefully refurbished detached property with the added benefit of a substantial garage/workshop.

- Substantial Village Property
- Far reaching countryside views
- Plot of approximately 0.75 acre
- 60' Detached Garage
- Five Bedrooms
- Two En-suites
- Two Reception Rooms
- Superb Kitchen/Family Room

Asking Price £749,500





### Description

**VIEWING HIGHLY RECOMMENDED.** Ponderosa has been greatly extended and refurbished to a very high standard throughout and now offers deceptively spacious and very versatile accommodation arranged over one floor. Of particular note is the stunning open plan kitchen / dining / family room ideal for modern day family living which has double doors opening to the large patio terrace with far reaching open views over the garden and open countryside. The property benefits from having a large landscaped garden with orchard, large polytunnel, fruit cage, greenhouse and summerhouse. In addition there is a substantial detached tandem garage with electric door which can house approximately eight cars and also incorporates an inspection pit, wash room and office/store and a further double garage/machine store. In brief the light and airy accommodation comprises welcoming entrance hallway, sitting room with log burning stove, large kitchen/dining/family room with utility room off, living room with inglenook style fireplace and log burning stove, five bedrooms (two with en-suites) and a further bath/wet room. The property is situated in a highly popular hamlet location and an internal viewing is highly recommended.

### Situation

The hamlet of Goatacre is located south of Lyneham, which offers two convenience stores, a public house, an Indian restaurant and a primary school. The larger centres of Royal Wootton Bassett and Calne are both within easy reach.

### Property Information

Council Tax Band; F

Freehold

Mains Services

Oil Fired Central Heating

EPC Rating; D



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