



THE OLD STABLES
COLLINGBOURNE KINGSTON

Carter Jonas

THE OLD STABLES, MANOR FARM, COLLINGBOURNE KINGSTON, MARLBOROUGH, SN8 3SD

AMENITIES

- Open plan kitchen/dining room
- Three further bedrooms
- Reception room
- Private garden
- Main bedroom with ensuite
- Parking for numerous cars

SITUATION

The Old Stables is located in the popular Wiltshire village of Collingbourne Kingston and situated 8 miles south of the market town of Marlborough, on the northern edge of Salisbury Plain and southerly edge of the North Wessex Downs Area of Outstanding Natural Beauty. Collingbourne Kingston village has a pub, village hall and church. The nearby sister village of Collingbourne Ducis (1 mile) provides a post office / village shop, two public houses, a primary school and a church. A wealth of places of interest lie on the doorstep including excellent access to extensive and spectacular walks on the Downs, Vale of Pewsey and Salisbury Plain. There are excellent preparatory schools including Farleigh and St Francis in Pewsey within proximity. In addition, it is well placed for senior schools including Marlborough College and Dauntsey's. Trains are from Pewsey to Paddington (approx. 1hr) and Andover to Waterloo (approx. 1hr 15m).

DESCRIPTION

The Old Stables is one of a number of stylish boutique barn conversions which make up the notable Manor Farm development, converted as part of a small and exclusive development in 2008.

Occupying a no through road setting, this Grade II Listed property is of brick elevations, under a slate tiled roof and relieved by double glazed windows. The house enjoys a wonderful contemporary feel yet retains many of the period features and benefits from an abundance of natural light throughout.

At 2320 square feet, the house is a great size and centres around the spacious entrance hallway, off which you access the study. The sitting room, with Inglenook style fireplace with gas fired stove and oak flooring, offers an impressive and relaxing space and leads out to the garden through double doors. The kitchen/dining room has a travertine tiled floor and is a wonderful open-plan space room, with integrated appliances and plenty of space for a dining table. It is ideal for entertaining or family meals and opens onto the garden beyond.

Steps lead from the kitchen down to a large boot room and utility room, with steps also going up to the home office, which could also double up as a fourth bedroom. This end of the house could easily be sectioned off to form a separate annexe with its own front door and garden area and could make a great Airbnb opportunity.

**AN IMPRESSIVE GRADE II LISTED HOUSE WITH A SOUTH FACING GARDEN,
OFFERING LIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT.**



Upstairs there are three bedrooms, all of which are accessed off the generous landing. The principal bedroom is of grand proportions and boasts built in cupboards and a modern ensuite bathroom. The two further bedrooms are served by the well-appointed family bathroom, with bath and separate shower.

OUTSIDE

The property is approached over a gravel drive which provides parking for numerous cars. The front garden is enclosed by post and rail fencing and laid to lawn with shrub borders. The rear garden offers great privacy and is part-paved and mainly laid to lawn, complemented by a wide variety of plants and shrubs. With its southerly aspect, the garden enjoys an abundance of sunshine and there are two separate patio seating areas, perfect for alfresco dining. There is a timber shed providing useful space for garden storage and a gate to the side of the garden gives access to a quiet lane.

TENURE Freehold

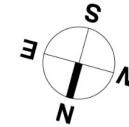
EPC BAND C

GUIDE PRICE: £795,000 (Subject to Contract)

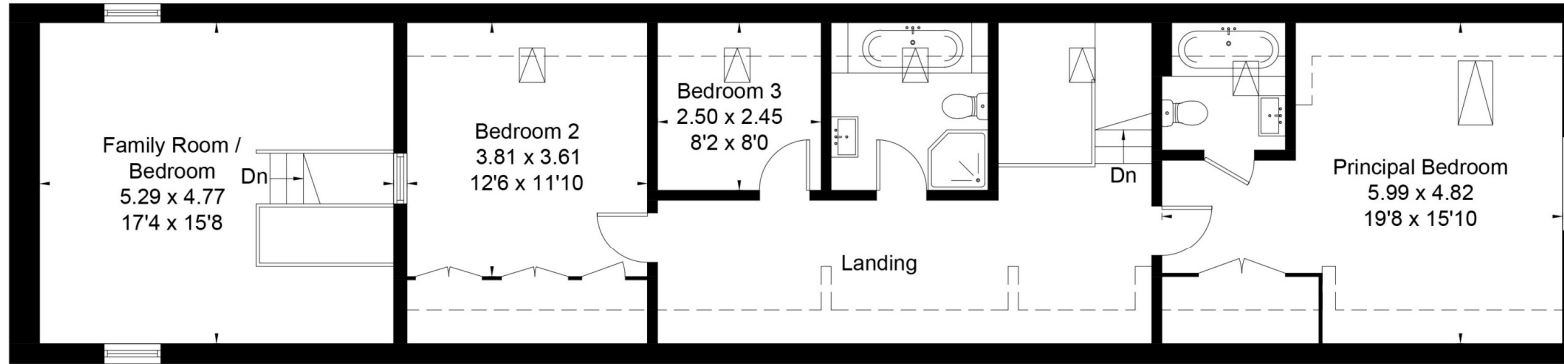
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



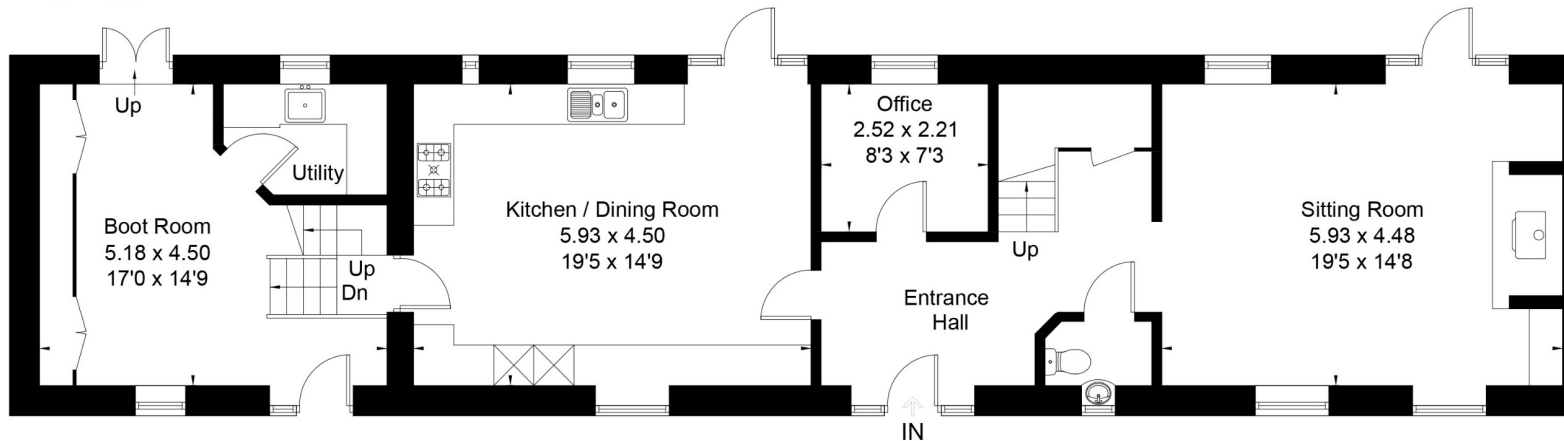
Collingbourne, Kingston, Marlborough, SN8
 Approximate Area = 2320 sq ft / 215.5 sq m
 Including Limited Use Area (181 sq ft / 16.8 sq m)



[---] = Reduced head height below 1.5m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 324503

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

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