



**OLD DAIRY LANE,
WINTERBOURNE MONKTON**

Carter Jonas

GLOUCESTER HOUSE, 12 OLD DAIRY LANE, WINTERBOURNE MONKTON, WILTSHIRE, SN4 9ET

AMENITIES

- Striking barn style detached house
- Light and airy accommodation
- Four bedrooms
- Three bathrooms
- Driveway parking and double garage
- Large garden
- Edge of village location
- Near to Avebury World Heritage site

SITUATION

Old Dairy Lane is located on the edge of this rural hamlet. Winterbourne Monkton faces the Marlborough Downs and is one mile north of the historic village of Avebury with its Stone Circle. The district is steeped in history with the ancient Silbury Hill and West Kennet Long Barrow within 2 miles. The village is situated about 8 miles north west of Marlborough; Swindon is about 9 miles to the north with access to the M4 from Junctions 15 and 16. There are local facilities at Avebury including a community village shop and pub and the local area provides an excellent choice of both state and public schools. Broad Hinton is just two miles away and has a good primary school. Other popular schools in the area include St Margaret's and St Mary's Calne, Pinewood Preparatory School, Marlborough College, St. Johns Academy (Ofsted rated Outstanding) and Stonar School.

DESCRIPTION

Gloucester House is a stunning and beautifully appointed four bedroom barn style property, located on a select development on the edge of Winterbourne Monkton.

Completed in 2021, the house enjoys stylish accommodation over two floors and benefits from wonderful natural light throughout, aided by the striking double height entrance hallway.

The dual aspect sitting room enjoys generous proportions and has double doors leading to the garden. The kitchen / dining room is the real hub of the home and is a great family space for cooking, eating and entertaining. The modern kitchen has a full range of built in appliances and leads around to the utility room. The ground floor also boasts a play room / home office and a cloakroom off the hallway.

Heading upstairs is a light filled landing off which all bedrooms are accessed. The main bedroom is a fabulous room and benefits from a walk-in wardrobe and ensuite shower room. The main guest bedroom has an ensuite shower room, with the final two bedrooms being served by the well-appointed family bathroom. All bedrooms overlook the garden.

A BEAUTIFULLY DESIGNED AND STYLISHLY FINISHED FOUR BEDROOM DETACHED HOUSE, LOCATED ON THE EDGE OF THIS POPULAR VILLAGE.



OUTSIDE

Approached by a large gravel driveway, there is parking outside the property in addition to the double garage. There is a small area of lawn to the front with side access leading to the garden.

The rear garden is enclosed by close board fencing to the sides and is mainly laid to lawn. There is a paved patio area, accessed off both the sitting room and kitchen / dining room, offering the perfect spot to relax and enjoy the southerly aspect. At the end of the garden and included in the title, is a wooded area with a variety of specimen trees and there is also an above ground swimming pool with flowmeter.

GUIDE PRICE: £820,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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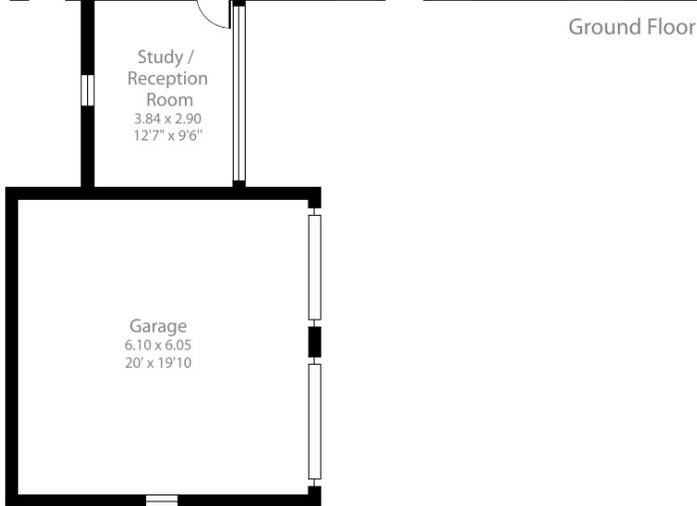
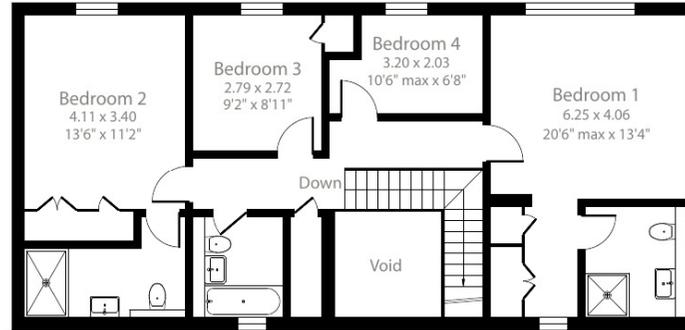
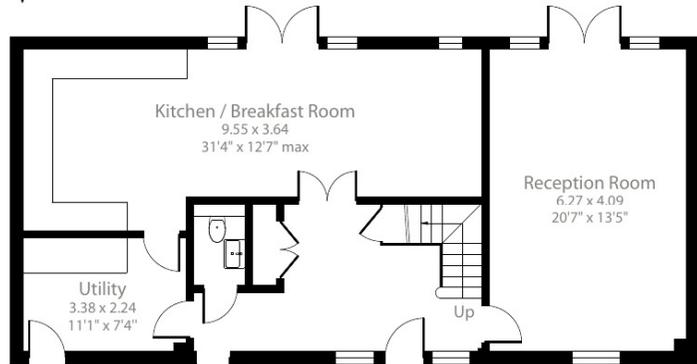
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Approximate Area = 1926 sq ft / 179 sq m (excludes void)

Garage = 397 sq ft / 36.8 sq m

Total = 2323 sq ft / 215.8 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water. Gas fired boiler (LPG) with underfloor heating to the ground floor and radiators to the first floor. Communal treatment plant.
- Council tax band: G
- Energy efficiency rating: C
- Service charge - £1364.76pa (April '24 to April '25. Paid annually in advance.
- Broadband and mobile coverage. Please refer to Ofcom website for further details



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1141374

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