

EQUESTRIAN



New Cottages, Sunton

Collingbourne Ducis, Marlborough, SN8



Beyond your expectations

Superbly Presented Period Home With Paddock And Building Plot

Entrance Hall | Kitchen/Breakfast Room | Dining Room | Utility Room | Sitting Room | Downstairs WC | Master Bedroom with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Carport | Gardens and Grounds Of About 1.5 Acres | P/P for Detached House

Guide Price £595,000 Freehold

Description

A superbly presented semi detached period home which has been recently renovated and extended to a high standard. It's sits on a plot of about 1.5 acres in all, and comes with outline planning permission to build a separate detached dwelling. Steps from the parking area lead down to the front door. The entrance hall has travertine flooring with under floor heating leading through to the most of the ground floor. The kitchen has a range of cream gloss units with wooden work tops, plus Bosch appliances and a breakfast bar. There is also a dining area with french doors opening out onto a West facing terrace. Leading from the kitchen is a central room that has a high vaulted ceiling up to a galleried landing, it has a bright feel and has space that could be used as additional family area or for formal dining, from here there are double doors onto the terrace and gardens beyond. A spacious formal sitting room features a wood burning stove and plus a good size utility room with a separate WC, completes the ground floor. Upstairs there are four bedrooms, a very well appointed family bathroom featuring a shower and roll top bath and an en suite shower room in the master bedroom.

Outside

The house is approached via a winding gated gravel drive leading to an electronic wooden entrance gate, onto a double wooden carport. The extensive gardens are situated to the West of the property and are well fenced and laid mainly to lawn. Further to the west is a post and

rail fence paddock, perfect for a pony or small holding.

Location

The cottage is situated facing the River Bourne (a winterbourne) in the small hamlet of Sunton, Collingbourne Ducis. Collingbourne Ducis has a village shop, two pubs and a primary school. Sunton is approximately 9.5 miles from the historic market town of Marlborough, which provides a comprehensive range of services and amenities. Access to the A303 is approximately 7 miles and access to the M4 motorway at Junction 14 is about 18 miles to the north east. Pewsey (about 11 miles to the north west) and Hungerford (about 14 miles to the north east) provide rails stations to London Paddington. Andover station is approximately 10 miles with trains to London Waterloo. The surrounding downland countryside is ideal for walking and riding and there are numerous footpaths and bridleways around the village.

Additional Information

Outline application for new two storey dwelling with detached garage. 16/00116/OUT

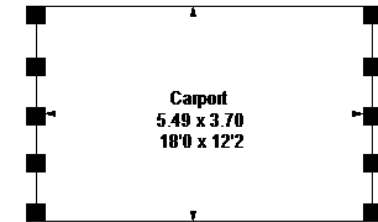
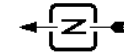


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Sunton, Collingbourne Ducis

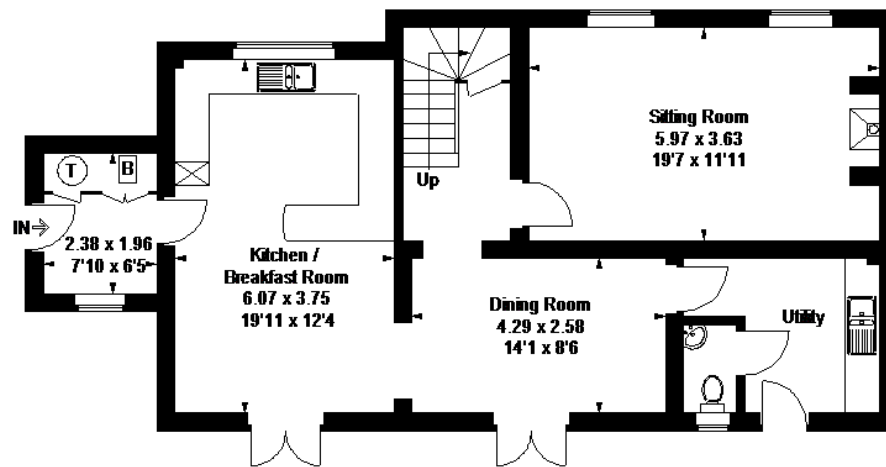
Approximate Gross Internal Area
158 sq m / 1701 sq ft
(Excluding Void)



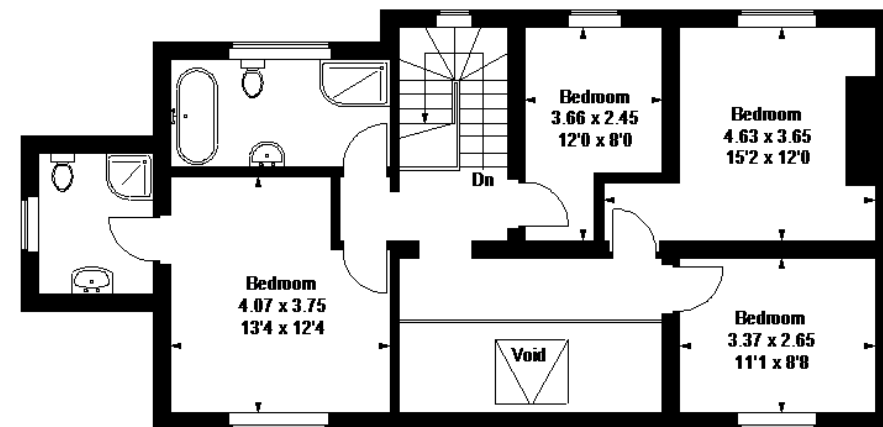
(Not Shown In Actual
Location / Orientation)

Carport

 = Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2014 0845 6344080 Ref 123405

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

