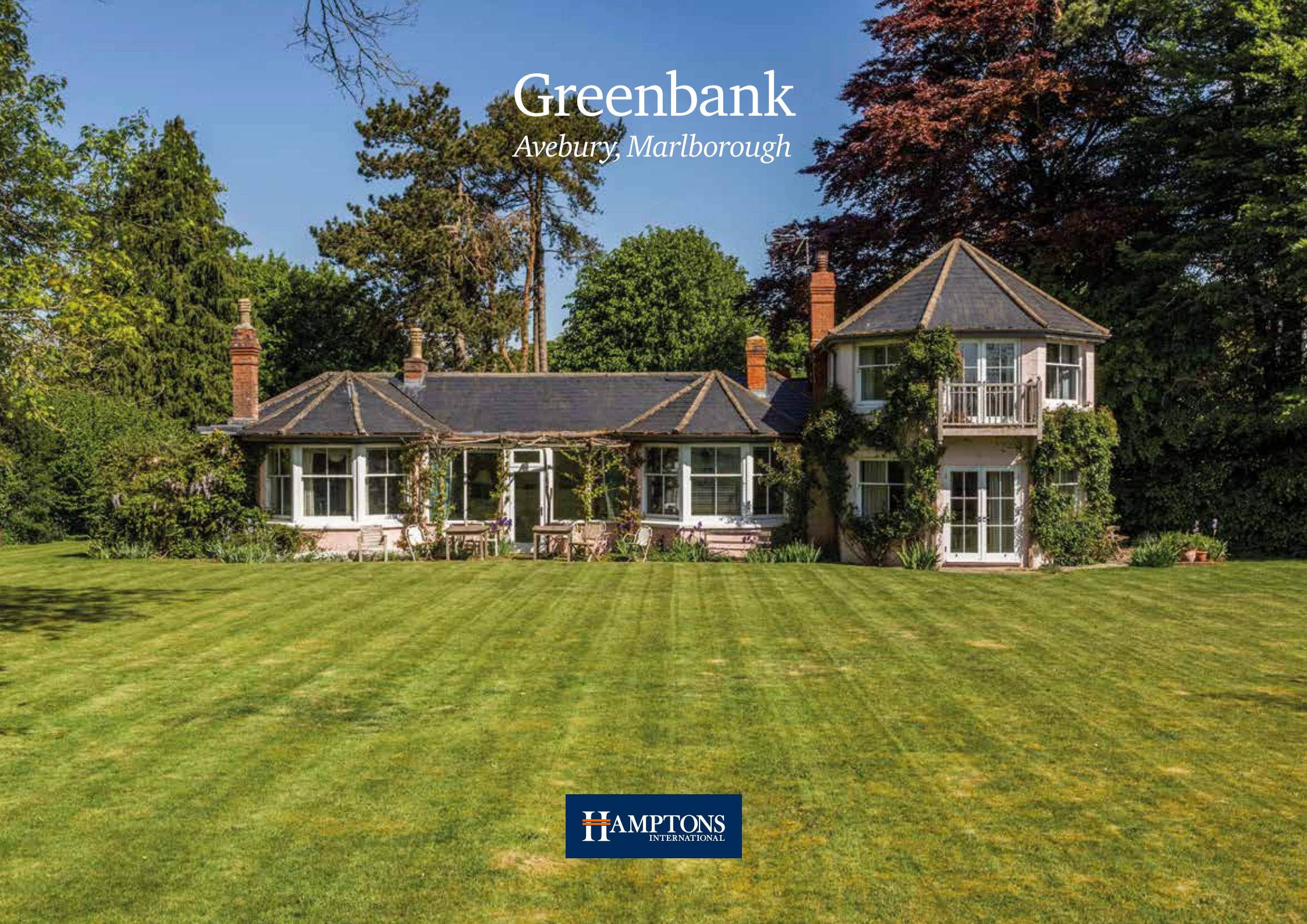


Greenbank

Avebury, Marlborough



Greenbank, Green Street, Avebury, Marlborough, SN8 1RE

Unique edge of village property in an outstanding position overlooking open countryside in an Area of Outstanding Natural Beauty.

Mileages *(Distances are approximate)*

Marlborough – 7 miles; Devizes – 8 miles; Swindon – 10 miles; M4 (Junction 15) – 12 miles; Pewsey Railway Station (London Paddington in 54 Minutes) – 11 miles; Great Bedwyn Railway Station (London Paddington in 57 Minutes) – 13.9 miles.

Accommodation

Porch, entrance hall, drawing room, sitting room, dining room, kitchen/breakfast room, four bedrooms, four bathrooms, attached home office/workshop/double garage, artist's studio, three stables and tack room, formal gardens, ring fenced paddock of about 1.6 acres, outdoor swimming pool.

In all about 2.87 acres.



Description

Believed to have been originally constructed around 1900, Greenbank sits in a stunning position overlooking open fields to the South and nestles in mature, well tended grounds.

The current owners have substantially added to and altered the house, which has led to a diverse property that would suit multi- generational living or live-in help. The accommodation is predominantly arranged over the ground floor level with the more recently added 2 storey wing providing independent first floor accommodation.

It also enjoys a stunning situation surrounded by its own gardens near the historic standing stone circles of Avebury and is situated in an Area of Outstanding Natural Beauty as well as a conservation area.

All of the property's principal rooms have a south facing view over both the private gardens and the rolling Wiltshire countryside beyond. This bathes the house in sunshine throughout the day and provides many vantage points from which to enjoy the views. The property is informally split into three zones. The living space provides an excellent flow between the dining room, sitting room and drawing room, all with a myriad of features and combining to make a convivial entertaining space.

The kitchen/breakfast room adjoins the dining room and backs onto the pantry and utility room. The further downstairs reception space includes a WC and entrance hall. The majority of the bedrooms are a continuation of the downstairs area with three double bedrooms each complete with an en-suite bathroom. The master bedroom has a walk-in dressing room.

The more recent addition of the two-storey side extension has provided independently accessed annexe space which is currently used as a small sitting area, bedroom and bathroom.

The property could be further enhanced, subject to planning permission, to provide more substantial accommodation as it sits centrally within its large plot.



Situation

Avebury is a world-renowned and historic Wiltshire village, sitting within an Area of Outstanding Natural Beauty and a conservation area and is a world heritage site. It is an active village with post office, pub, parish church, further shops and amenities. It is 7 miles from the active market town of Marlborough with its many amenities including a Waitrose. It offers excellent communication links with the M4 Junction 5 being 12 miles away and Swindon itself being 10 miles away. There are a number of outdoor pursuits available including golf courses, riding and walking routes. The area offers excellent schooling which includes Marlborough College and St Mary's in Calne.

Gardens and Grounds

The extensive outbuildings offer a number of uses and include; the former Coach House, now a double garage with associated workshop, boiler room and adjacent store room. The upper section of the garage is used as an artist's studio and would also make a delightful home office.

The grounds themselves are well laid out and, together with a substantial driveway, preserve the property's privacy. Formal gardens wrap around the house and display a range of mature trees, large open lawns and well stocked herbaceous beds. There is an adjacent paddock and a detached stable block with three stables and a tack room. There is also an outdoor swimming pool. Within the grounds is a small Neolithic Bowl Barrow which is listed and protected by English Heritage. A previous owner of the property has also been buried within the grounds. This is an unmarked grave in the corner of the plot – there are no visiting rights.

Services

Mains electricity and water. Septic tank drainage. Oil-fired central heating.





Greenbank

Approximate gross internal area. Main house = 3,260 sq ft / 302.9 sq m, Garage / Storage = 319 sq ft / 29.6 sq m, Stables = 506 sq ft / 47 sq m (Excluding Open Area). Total = 4,085 sq ft / 379.5 sq m Including Limited Use Area (7.9 sq m / 85 sq ft)



The Prime and Country House team would be delighted to show you around this property.

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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.

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