



VENTUS

COLLINGBOURNE KINGSTON, MARLBOROUGH, WILTSHIRE

EVANS & PARTRIDGE















VENTUS, COLLINGBOURNE KINGSTON, MARLBOROUGH, WILTSHIRE, SN8 3SD

A DETACHED FOUR BEDROOM FAMILY HOUSE WITH A PADDOCK, STABLES, DOUBLE GARAGE AND SPLIT LEVEL LANDSCAPED GARDENS SITUATED IN THE HEART OF THE VILLAGE

**PORCH, RECEPTION HALL, CLOAKROOM, LIVING ROOM, STUDY
OPEN PLAN KITCHEN/DINING ROOM, UTILITY ROOM
PRINCIPAL BEDROOM AND BEDROOM TWO WITH EN SUITE SHOWER ROOM
TWO FURTHER BEDROOMS, FAMILY BATHROOM
DOUBLE GARAGE, PARKING, TIMBER OUTBUILDINGS INCLUDING STABLES
GARDENS, GROUNDS AND PADDOCK LAND OF ABOUT 1.62 ACRES**

OFFERS INVITED AROUND £650,000 FOR THE FREEHOLD

DESCRIPTION

A modern detached house with double glazing and oil fired central heating. The accommodation comprises a reception hall and cloakroom, dual aspect living room with fireplace and log burning stove, study, open plan kitchen/dining room with Aga and hand-built units and an adjoining utility. To the first floor there are four bedrooms, two with en suite shower rooms, and a family bathroom. Outside there is a detached double garage and well enclosed private landscaped split level gardens. The salient feature of this village home is the adjoining paddock land with a range of timber outbuildings and far reaching views.

LOCATION

The property is situated within the village of Collingbourne Kingston in an area of Outstanding Natural Beauty with Salisbury Plain to the west and the boundaries of Berkshire and Hampshire to the east. The village facilities include a church, public house and mechanic's garage. Pewsey is about 8 miles distant with good local facilities including a main line railway station (Paddington 65 mins). The town of Andover is approximately 12 miles to the southeast with its mainline railway station to Waterloo (in just over one hour) and the historic town of Marlborough is approximately 9 miles to the north. The towns have a wide range of educational, shopping and leisure facilities and there are also excellent road links with the A303/M3 10 miles to the south and the M4 (Junction 14 is 15 miles north).

ACCOMMODATION

Entrance Porch/Reception Hall

Tiled ENTRANCE PORCH with exposed timber posts on brick plinths. Outside light. Composite door with bullseye panel leads into RECEPTION HALL: Turning staircase with exposed balustrade to side rising to first floor. Understairs storage cupboard. Quarry tiled floor. Window to front aspect. Pendant light point. Coving. Reclaimed 30s style pitch pine doors to living room, study and cloakroom.

Cloakroom	White suite comprising wash hand basin with mixer tap, tiled splash back and cupboard beneath. Low level WC. Glass sill. Quarry tiled floor. Ceiling light point. Coving. Extractor fan.
Living Room	Dual aspect reception room. Open brick fireplace housing rolled steel log burning stove on brick hearth with reclaimed timber above. Deep recess to either side of chimney breast. Picture window to front aspect. Glazed double doors opening onto rear patio and garden. Exposed pine floor boards. Coving. Two pendant light points. Part small pane glazed double doors opening into kitchen/breakfast room.
Study	Window to front aspect. Connecting door into utility.
Kitchen/Dining Room	Farmhouse style. Open plan. Electric three oven Aga with double hob. Polished granite work surfaces with tiled splash back. Hand-built pine fronted high and low level cupboards and drawers. Further range of cupboards and drawers. Recess for American style fridge/freezer with cupboard above. Free-standing Stoves cooker with double oven and four zone ceramic hob. Exposed pine floor boards. Picture window to side aspect. Glazed double doors opening onto rear garden. Two pendant light points. Pine panel door into:
FIRST FLOOR	LANDING: Balustrade continues overlooking stairwell and hall. Exposed pine floor boards. Dado rail. Loft hatch. Two pendant light points. Coving. Reclaimed pine panel doors to bedrooms, family bathroom and airing cupboard housing lagged copper cylinder with immersion and slatted shelf.
Principal Bedroom	Double bedroom with picture window to rear aspect overlooking garden towards paddock. Exposed pine floor boards. Twin built-in wardrobe cupboards. Pendant light point. Pine door into:
En Suite Shower Room	White suite comprising wash hand basin with mixer tap, cupboard beneath. Low level WC. Sliding door into tiled enclosure with power shower with hand held attachments. Fully tiled walls. Glass shelf. LED down lighters. Extractor fan.
Bedroom Two	Double bedroom with picture window to rear aspect overlooking garden. Exposed pine floor boards. Pendant light point. Coving. Door to:
En Suite Shower Room	White suite comprising wash hand basin with mixer tap, cupboard beneath. Low level WC. Glazed door into shower enclosure. Exposed pine floor boards. Shaver socket. Towel radiator. Part tiled walls. Ceiling down lighter. Coving. Extractor fan.
Bedroom Three	Double bedroom with picture window to rear aspect. Dado rail. Exposed pine floor boards. Alcove. Pendant light point.
Bedroom Four	Good size single bedroom with window to front aspect. Exposed pine floor boards. Dado rail. Pendant light point.
Family Bathroom	White suite comprising glass wash hand basin with waterfall tap, drawers beneath. Low level WC with concealed cistern. Panelled bath with waterfall tap/hand held shower attachment with tiled splash back. Exposed pine floor boards. Obscure glazed window to front aspect. Ceiling light. Coving. Extractor fan.
OUTSIDE	The house sits up and stands back from the road. The front garden is laid to gently sloping lawn with shrubs including a magnolia tree. Paved path from side access road to front entrance porch. Flower and rose border to either side of porch. Timber gate leads into main rear garden. The tarmac access road continues up past the house and garden to a tarmac area in front of the double garage which then leads onto the land.

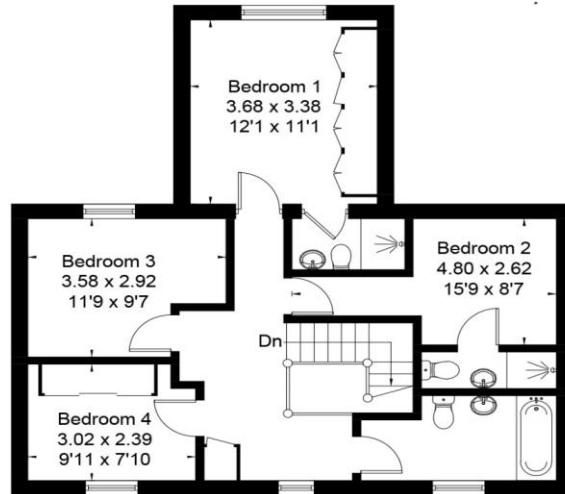
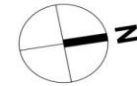
Double Garage	Constructed of brick elevations beneath a tiled roof. Twin up and over doors to front. Personnel door to side. Light and power connected. Further along the access road there is a gated access leading into:
Main Rear Garden	This extends round to either side of the house and comprises a lower lawn area with paved seating areas connected by stone paths and interspersed with shrubs and flower borders. Awning over main seating area. Outside lighting. Central brick edged paved steps rise to an upper lawn area with stone path leading to garage and herbaceous borders. A gated path at the rear of the garage leads to the oil tank and access road flanked by wild flower borders. Wide sandstone steps rise from the upper lawn to an area of top garden, ideal as a children's play area with mixed fruit trees, well enclosed by post and rail fencing and hedging.
The Land	From the top of the access road gates provide vehicular access into a small L-shaped paddock area with chicken run, all well enclosed by timber fencing. A top farm gate leads into: MAIN Paddock (about 1.2 acres): Laid to gently sloping permanent pasture rising to the rear boundary and well enclosed with fencing. Timber stable block at the bottom corner of the main paddock comprises two loose boxes, closed store and field shelter, with a small post and rail enclosure to the front.
Services	Mains electricity, water and drainage.
Directions	SN8 3SD
Council Tax Band	F

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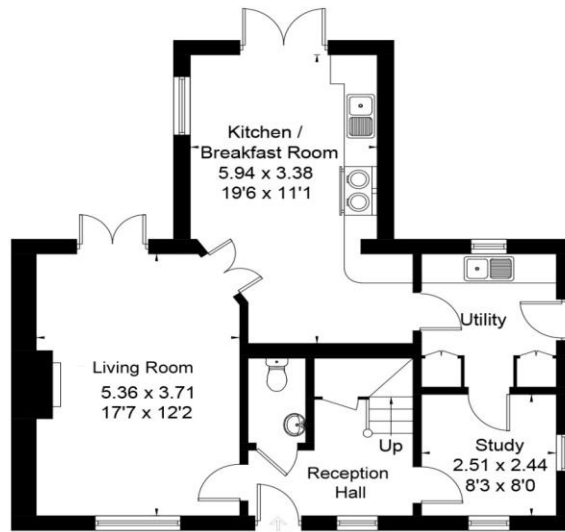
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Approximate Floor Area = 163.9 sq m / 1764 sq ft
(Including Garage)



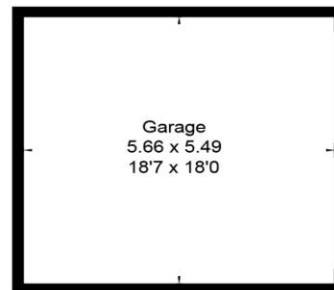
First Floor



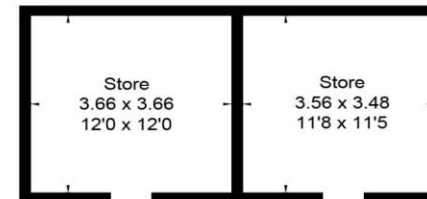
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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