

# Longcot

*Broad Hinton, Wiltshire*





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## Longcot, 169 Post Office Lane, Broad Hinton, Swindon, Wiltshire, SN4 9PB

*Charming period village house with a substantial modern annexe and generous grounds, backing on to open farmland within a popular village location.*

### Mileages *(Distances are approximate)*

Marlborough – 7.8 miles; M4 (Junction 15) – 8.8 miles;  
M4 (Junction 16) – 5.7 miles; Swindon Railway Station  
(London Paddington in average time of 1 hr and 1 min) – 7.6 miles

### Accommodation

Main House – Entrance hall, reception hall, sitting room, study, kitchen/breakfast room, utility, store, extensive master suite, four further bedrooms, two further bathrooms, wet room.

Annexe – Independent and shared entrance, kitchen/breakfast room, utility, sitting room, garden room, two bedrooms, two bathrooms.

Gated parking, level gardens, shed, open views.

In all about 1.09 acres.

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## Description

Longcot occupies an enviable position nestled in the heart of the popular village of Broad Hinton which is much loved due to its excellent communication links to the market town of Marlborough, the M4 motorway network and high speed rail links to London.

The house itself has a charming period façade and is positioned in the middle of this popular village. The current owners have added to the house in the form of a substantial and useful annexed accommodation as well as having refurbished previous extensions. This has been beautifully combined with the main house creating a substantial family dwelling and inter-connected but independent annexe.

Living is set up largely over the rear with access and aspect over the charming formal gardens of about 1.09 acres which abuts open farmland. The house itself combines a great mix of period charm, cosy rooms as well as large and more open modern spaces. A generous kitchen/dining/living room takes centre stage and forms the heart of the house. A striking oak galleried stairwell with full glazing provides light and adds a modern twist. The owners have combined this charm with good quality materials such as hardwood floors, modern glazing, boiler systems and careful architectural features.

The main oak pillared entrance vestibule forms the access for both the annexed accommodation as well as the main house and is bathed in light through its double glazed wooden windows. This area also has a covered and illuminated feature well. The front of the house is the oldest section and displays a wonderful mix of beamed ceilings, inglenook fireplaces, stone floors and intricate hand cut stonework. There is a lovely snug with three glazed sections and beautifully positioned wood burner within an inglenook style. Modern oak flooring has been added. The alternative reception is currently used as a study and has a further substantial fireplace and double aspect windows.

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The family kitchen/breakfast room is a well proportioned room that leads on to the garden. It is fitted with a number of solid wood units complemented with a marble top and a two oven AGA together with a summer hob and oven facilities. This room is backed up by a store room and utility housing the hot water cylinders.

Climbing the oak staircase you will find three bedrooms, ideal for children, which share a family bathroom, a guest suite and shower room with steam shower. The master suite has been added in the more recent additions and has a bank of triple aspect oak double glazed windows which have been positioned to make the most of the open countryside views beyond. The en suite bathroom is opulent with spa bath, large power shower, his and hers sinks, bidet and WC. The adjacent space is a walk in, fully fitted dressing room.

## Annexe

The annexe was completed in 2015/16 to provide accommodation for the current owners relatives. The building work that was carried out was short-listed in the West of England Local Authority Building Control Awards in the category 'Best change of an existing building or conversion' and 'Best inclusive building'.

The annexe has been well organised with easy access and is built to a high specification throughout. There is a substantial kitchen/dining room fitted with a range of quality units, integrated double oven, induction hob and space for white goods. There is ample space for dining table, sofa and chairs and the annexe offers independent access, thus providing the best of both worlds with internal access to the main house and independent side access. A walk-in utility room houses independent boiler and provides space for washers and dryers.

Double doors lead from the kitchen/breakfast room on to the sitting room which has great views over the garden and in turn

**Photos: 1.** Annexe.





a garden room linking to the joined courtyard. There is a walk in store room ideal for coats as well as a large easy access shower room. The first floor has two well proportioned bedrooms with good views, modern bathroom suite and airing cupboard.

## Situation

Broad Hinton, set on the north western edge of the stunning local scenery of the Marlborough Downs is a popular and thriving Wiltshire village with an active community, services include: primary school, church, shop, two pubs and a village hall. Marlborough and Swindon provide a comprehensive range of additional facilities. Excellent transport links include: rail services to London Paddington from Swindon (61 minutes) and the M4 motorway which is within easy access at Junction 15 or 16 giving convenient routes to London and the West Country. Stunning countryside walks nearby include; The Ridgeway and the Hackpen Hill White Horse. The historic world heritage site of Avebury is a stones throw away.

## Outside

The property has a five bar wooden gate which leads onto a tarmac drive with ample parking and in turn an area of chipped gravel which has planning permission for a detached carport style oak framed garage. The grounds are substantial and surround the building providing privacy and control of the view. The grounds themselves are well tended and are mainly laid to lawn with a number of well planted herbaceous borders and mature trees. A traditional English hedgerow makes up the majority of the border abutting the farm land. The family are keen golfers and have put in a discrete 'pitch and putt' as well as screened areas for trampolines and play equipment.

Directly from the main house you will find a sunken courtyard, which is an ideal spot for a hot tub or al fresco dining. There is a sheltered loggia style area for eating and a discrete parking area perfect for boats and caravans.



## Longcot

Approximate gross internal area. Main house = 3,047 sq ft / 283.1 sq m, Annexe = 1,919 sq ft / 178.3 sq m,  
Store = 276 sq ft / 25.7 sq m, Total = 5,243 sq ft / 487.1 sq m.

■ - Annexe



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

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

### Prime and Country House Department

020 7288 6909

locka@hamptons-int.com

### Marlborough Sales

01672 516256

marlborough@hamptons-int.com

### Hamptons International Head Office

UK House

180 Oxford Street

London W1D 1NN

[hamptons.co.uk](http://hamptons.co.uk)

