

Kingfisher House Bath Road, Marlborough
Guide Price £1,550,000











## Kingfisher House Bath Road

Kingfisher House – An Exceptional Family Home with Stunning Countryside Views

Nestled just half a mile from the heart of Marlborough, Kingfisher House is a remarkable ninebedroom detached home that effortlessly blends classic style with contemporary comfort.

Enjoying a tranquil position and panoramic views of the surrounding landscape, this spacious residence extends to around 4,135 sq. ft. across three beautifully arranged floors. Designed with care and finished to an exceptional standard, it offers generous and versatile living space ideal for modern family life.

#### A Warm Welcome

The spacious and inviting entrance hall immediately sets the scene for this exceptional family home, featuring a sweeping curved oak staircase and elegant Carrara marble flooring. Thoughtfully designed with versatility in mind, the property boasts bright, generously sized rooms that offer a superb sense of space and adaptability for modern living.

The kitchen truly forms the heart of this impressive home — a beautifully appointed space, fully tiled throughout and flooded with natural light. Designed with both style and practicality in mind, it features a two-oven Aga with additional hot plate, sleek granite worktops, high-end integrated appliances, and a central island with an inset sink and luxurious marble surfaces — ideal for both everyday living and entertaining.

- Substantial Nine-Bedroom Detached Home
- Prime Location
- Grand Entrance Hall with wine cellar

A generous dining area comfortably seating ten flows seamlessly from the kitchen, with sliding doors opening directly onto a south-facing patio. This creates a wonderful connection between indoor and outdoor spaces, all while enjoying far-reaching views across the surrounding countryside.

Adjacent to the kitchen, the main sitting room shares a charming double-aspect wood-burning stove, creating a cosy yet spacious atmosphere. Two additional reception rooms offer flexible spaces ideal for a home office, playroom, or gym. The ground floor is completed by a bespoke wine cellar, a well-equipped utility room with side access, and a guest cloakroom.

#### **Beautifully Arranged Bedrooms**

The first floor features five spacious bedrooms, including a luxurious principal suite with a private balcony, built-in storage, and a well-appointed ensuite with a separate shower. Two further bedrooms benefit from ensuite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

The second floor, accessible via two staircases, offers further flexibility with additional bedrooms, a games room, and a study—perfect for larger families or those needing dedicated workspaces.

### Stunning Grounds and Prime Location

Kingfisher House is approached via wooden gates leading to a gravel driveway with ample parking, complemented by a detached triple carport with potential for conversion (subject to planning). The property sits within 1.02 acres of beautifully maintained gardens, mainly laid to lawn, with a spacious southfacing patio ideal for alfresco dining. Stabling with four loose boxes completes the grounds. An adjoining paddock may be available by separate negotiation.









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