

EAST VIEW Aughton, Collingbourne Kingston, Marlborough, Wiltshire SN8 3RZ Price Guide £775,000



- Spacious Four Bedroom Semi-Detached House
 - Separate Two Bedroom Annexe
 - Seven Stables and Manège
 - Approx 1.5 Acres In All
- Set on the Fringe of a Popular Village

REF: EO6821

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Marlborough 9 miles • Andover 11 miles • A303 8 miles • Grateley (Mainline Station) 12 miles

A spacious four bedroom semi-detached house with a separate two bedroom self-contained annexe, stable yard, manège and paddocks, extending in all to approx. 1.5 acres set on the fringe of a popular village.

The main house provides a comfortable family home and the adjoining annexe is ideally suitable for elderly relatives, grooms accommodation or alternatively it could be let to provide a useful income.

There is access within a short hacking distance to wonderful riding along tracks through the surrounding farmland and further beyond in Everleigh Woods, Collingbourne Woods, and Salisbury Plain.

Aughton is an extremely accessible hamlet adjacent to the village of Collingbourne Kingston on the A338 trunk road which links Marlborough to the north to the A303 dual carriageway, Andover and Salisbury to the south. Collingbourne Kingston has a Church, village hall and car repair garage, whilst in neighbouring Collingbourne Ducis there is a village shop, Post Office and two pubs.

THE RESIDENCE

An attractive red brick semi-detached house. There is a flying freehold where the property adjoins the neighbour and the accommodation in brief is as follows; please refer to the floorplan for approximate room sizes

Ground Floor

Main Entrance with UPVC front door leads to the **Dining Room** with front window, wooden floor, understairs cupboard

Sitting Room front window, rear glazed doors to patio

Hall stairs to first floor, stone floor

Cloakroom wash hand basin, WC

Kitchen / Breakfast Room glazed double external doors, rear window, stone floor, built-in range of base units with worksurfaces incorporating 1½ bowl stainless steel sink, space for Range cooker with extractor hood, plumbing for dishwasher

Utility Room rear window, half glazed external door, built-in range of base and eye level cupboards, worksurfaces, circular stainless steel sink, oil fired boiler, large coat / boot cupboard

Living Room two front windows, stone floor with underfloor heating, brick fireplace with log burner, storage cupboard, exposed beams, understairs cupboard, stairs to first floor





Annexe

- First Floor Main Landing** two rear windows, doors to:
- Bedroom** front window, wall panelling, laminated floor, double wardrobe.
- Bedroom** front window, built-in wardrobe along one wall
- Bathroom** panelled bath with electric shower over, WC, wash hand basin, part tiled walls
- Second Landing** rear window, stairs down to hall
- Bedroom** windows to front and rear
- Bedroom** front window, laminated floor
- En Suite Shower Room** cubicle with electric shower, WC, wash hand basin, heated towel rail



Annexe

- THE ANNEXE**
- Adjacent to the residence the annexe provides the following additional accommodation: please refer to the floorplan for approximate room sizes
- Sitting Room** two rear windows, external double doors
 - Kitchen** range of newly fitted units, stainless steel 1½ bowl sink, electric oven, 4-ring hob with extractor hood, plumbing for washing machine
 - Two Bedrooms and Two Shower Rooms (one En-suite)**



Annexe

OUTSIDE, OUTBUILDINGS & LAND

The property is set back from the road and is approached through private gates with a large gravelled parking area and small lawn to the front. An alleyway between the house and annexe leads around to the rear where there is a brick paved patio leading onto a lawn. There is a further enclosed garden area for the annexe.



To the far side of the annexe is a vehicular access leading to the stables and paddocks.

The Stable Yard lies beyond the garden and is built of timber and box profile set on a concrete yard. It comprises **Five Stables**, two measuring approx. 12' x 12' (about 3.6m x 3.6m), 11'8 x 11'7 (about 3.5m x 3.5m), 11'10 x 9'10 (about 3.6m x 3m), 11'10 x 10' (about 3.6m x 3m), **Tack/Feed Room** approx. 15' x 13'7 (about 4.6m x 4.1m) ,

Garage / Workshop approx. 14'5 x 6'10 (about 4.4m x 2.1m)

Two Pony Boxes each approx. 7' x 7' (about 2.3m x 2.3m) and further **Loose Box / Store** approx. 12' x 6' (about 3.6m x 1.8m)

Manège c.30m x 15m sand and rubber surface

The Land adjoins in three small paddocks, one of which has a field shelter.



IN ALL APPROX. 1.5 ACRES (About 0.6 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WILTSHIRE COUNTY COUNCIL
Tel: 0300 4560100

SERVICES

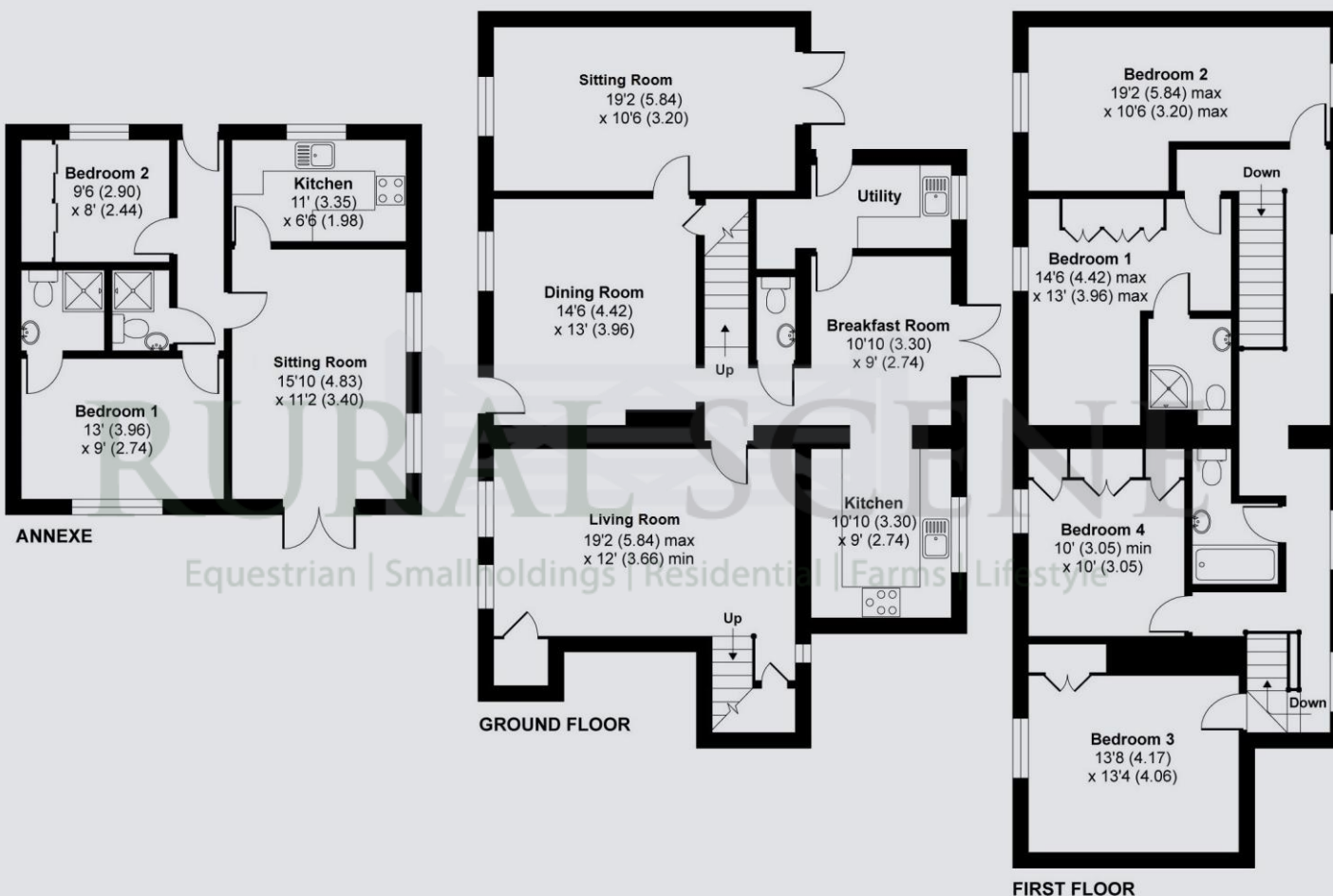
MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX C

DIRECTIONS

From the A303 head towards Collingbourne Ducis and then on to Collingbourne Kingston. Proceed through the village, go straight on at the mini roundabout adjacent to the Church and the property will be seen on the left hand side after a couple of hundred yards, opposite the right hand turning into Aughton.

what3words ///expiring.piglets.candles



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited East View but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.