

THE BUNGALOW Sarsen Kennels, West Kennet, Marlborough, Wiltshire SN8 1QF Price Guide £795,000



- A Stunning Newly Built Three Bedroom Detached Bungalow
- High Standard of Finish Throughout ● Potential for Detached Annexe
 - Useful Outbuildings Including Workshop and Stores
 - Lawned Garden ● Approx. Three Quarters of an Acre In All
- Rural Location with Lovely Views Towards the West Kennet Long Barrow

REF EO7444


RURAL SCENE
Village & Country Homes



GENERAL AND SITUATION

Approximate Distances:
 Avebury 1 mile • West Overton 2 miles • Marlborough 6 miles
 Pewsey (Main Line Station) 9 miles

A stunning newly built detached three bedroom bungalow with outbuildings, potential annexe and large gardens set in approx. three quarters of an acre within the Avebury World Heritage Site.

The property was formerly a dog boarding kennels, known as Sarsen Kennels, and the bungalow is built on the site of the kennel buildings. It was completed in 2022 with an attractive timber clad exterior under a slate roof with extremely high levels of insulation and high quality modern fittings including oak doors and floors with underfloor heating. There is potential for one of the outbuildings to be used as a self-contained annexe, subject to any necessary permissions.

The property lies adjacent to the A4, however the entrance drive comes off a side lane and the bungalow is orientated away from the road ensuring that it retains a good degree of privacy and seclusion with some glorious views towards the West Kennet Long Barrow.

The property is within the World Heritage Site and Scheduled Ancient Monument and is less than one mile from Avebury which is world renowned for its ancient stone circles and avenue. There is a village shop and Post Office in Avebury, a village school in West Overton and a filling station at Fyfield. The popular market town of Marlborough has a much wider range of shops and amenities, and the nearest railway station is at Pewsey.



THE RESIDENCE

A detached bungalow with oil fired central heating (underfloor to all rooms bar the utility room) and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** opens into a **Utility Room** which has built-in worksurfaces, with a sink, plumbing for washing machine and a separate **Boiler Room**.

From the utility room doors also lead into a **Bedroom** and a separate **Shower Room** with a cubicle with mains shower, WC, and wash hand basin.

The high spec **Kitchen** is fitted with a range of built-in base units and matching breakfast bar with hard wood worksurfaces, incorporating double sink, range cooker with stainless steel extractor hood, integral dishwasher, fridge and freezer, lots of built-in storage and an oak floor.

Two steps lead down into a superb **Sitting / Dining Room** which has a vaulted ceiling, oak floor and bi-folding doors opening out to the garden.





A door from the sitting room leads through to an **Inner Hall** from which there is access to **Two Further Bedrooms** and a **Bathroom** with a panelled bath, WC, wash hand basin, cubicle with mains shower, built-in storage cupboards and a tiled floor.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a side lane and there are ample parking areas with space for several vehicles. The superb gardens include a wrap-around lawn and a triple concrete plinth which was the site of some former outbuildings.

Set adjacent to the bungalow is an extremely useful **Detached Workshop** c. 36' x 13'10 (11m x 4.2m)

Across the front lawn there is a further sizeable **Outbuilding** that was refurbished in 2024 and has potential to be used as a self-contained annexe or AirBnB, subject to any necessary permissions. It is connected to mains services and has underfloor heating in two of the rooms. Please refer to the floorplan for layout and approx sizes.



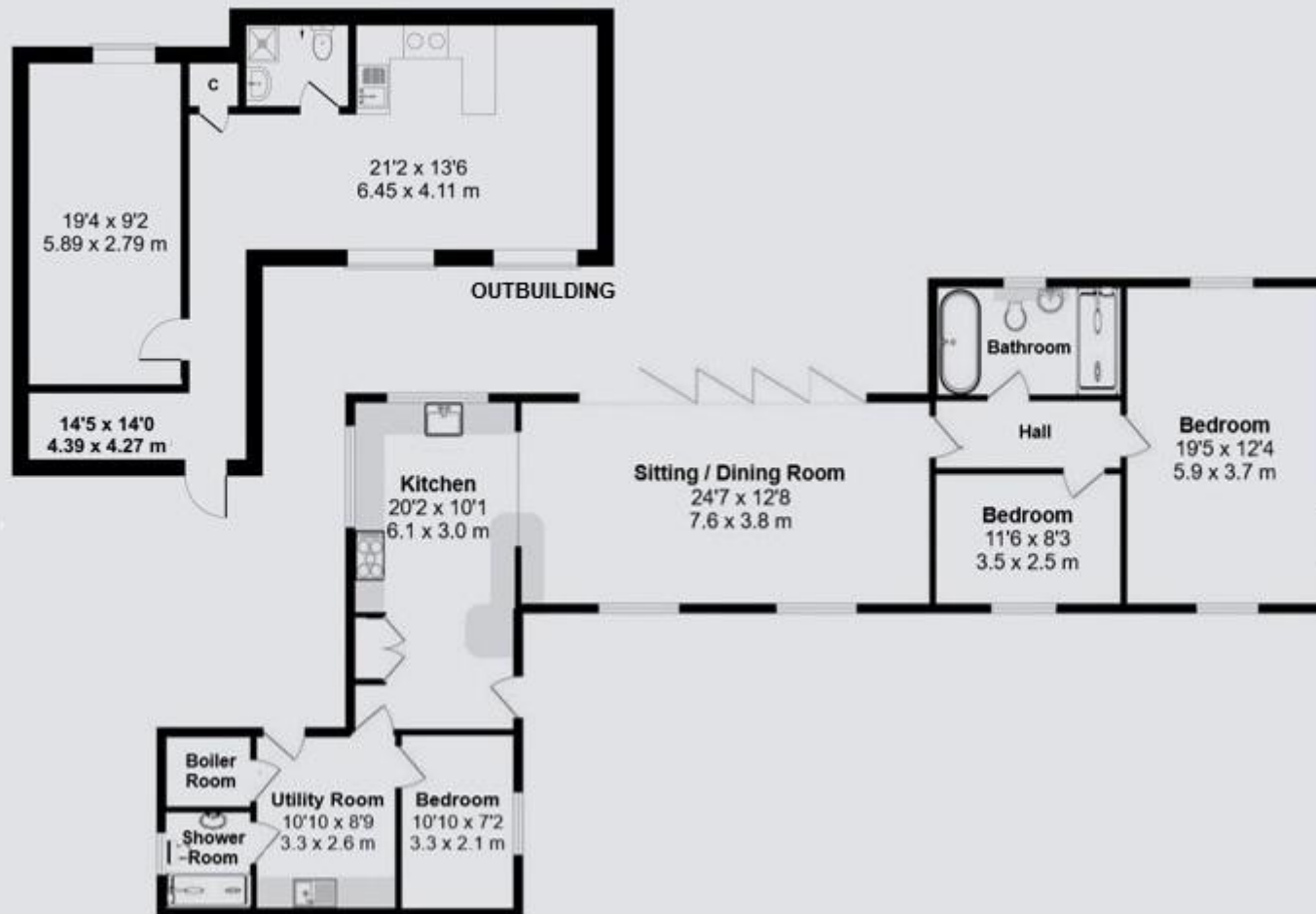
Between the outbuildings and the main road is a further garden with a lawn, an area used for poultry and a number of apple trees.

IN ALL APPROX. 0.72 ACRES
(About 0.3 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

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SERVICES

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(connected and available subject to normal transfer
regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX G

DIRECTIONS

From Marlborough head west along the A4 for about 6
miles and take the left turn signposted East Kennet. The
entrance to the property will be found after a short
distance on the left.

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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 **THE BUNGALOW** 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.