



📍 Long Barrow View The Gallops, East Kennett, Wiltshire, SN8 4EY

💷 £1,250,000

A beautifully finished and positioned home finished to a high specification in the heart of East Kennett village.

- Five Bedroom Detached Family Home
- Beautiful Views
- High Specification Throughout
- Driveway Parking for Several Vehicles
- Annexed Accommodation
- Countryside Walks on Doorstep
- Walking Distance to Ridgeway, Long Barrows, Silbury Hill, Wansdyke and Avebury Stone Circle
- Double Garage
- Highly Popular Village

🏡 Freehold

🏠 EPC Rating B



Long Barrow View is a beautifully designed five-bedroom family home, completed in 2022, located in the scenic village of East Kennett, just five miles west of Marlborough. This stunning property, built in a barn conversion style, sits within an Area of Outstanding Natural Beauty, offering expansive views over the Ridgeway and Long Barrow.

Spanning approximately 3314 sq.ft., the home is flooded with natural light, thanks to large windows and high ceilings. The ground floor includes spacious rooms and a self-contained annexe above the garage, featuring a studio bedroom, kitchenette, and shower room.

With an excellent EPC rating of B, the property benefits from a Daikin air source heat pump system and underfloor heating on the ground floor. The high-quality finishes include hardwood painted windows and doors, oak internal doors, an oak staircase, and porcelain tiled flooring. A 10-year builder's warranty provides added peace of mind.

The ground floor offers a welcoming entrance hall leading to a magnificent living room with triple aspect views, double patio doors, a Bath stone fireplace, and a vaulted ceiling. There are also two versatile reception rooms. The 24ft kitchen/dining room is perfect for family life and entertaining, featuring painted cabinetry, white quartz countertops, and integrated appliances, including a Rangemaster induction hob. Adjacent to the kitchen is a utility room with rear access and a downstairs shower room.

On the first floor, a vaulted landing leads to five double bedrooms, a family bathroom, and a shower room. The principal bedroom has an en-suite with a freestanding bath and rainfall shower. The second bedroom features a Juliet balcony, offering further stunning views. The home is also equipped with a lift for accessibility.

Outside, the property includes a large driveway with parking for several vehicles and a double garage. The landscaped southwest-facing gardens feature a gravel terrace, timber gazebo, lawn area, and views.

Location

Long Barrow View is peacefully located on the eastern edge of the village of East Kennett, adjacent to open countryside. The village lies around 5 miles west of the market town of Marlborough and is surrounded by the stunning, rolling landscapes of the Marlborough Downs, offering fantastic opportunities for walking, cycling, and horse riding. The famous Long Barrows of East and West Kennett are on the village's outskirts, with the UNESCO World Heritage site of Avebury and Silbury Hill nearby. The market towns of Marlborough and Devizes are easily accessible, providing a wide range of everyday amenities. The area offers excellent local schooling, with a primary school in the village, St John's secondary school in Marlborough, Marlborough College, and St Francis Preparatory in Pewsey. Major commercial hubs such as Swindon, Salisbury, and Newbury are all within a short drive.

Property Information

Property Information - Tenure: Freehold

Services: Air Source Heat Pump Heating, Mains Water, and Electricity. Mains Drainage system.

Council Tax Band: G

EPC Rating: B

Local Authority: Wiltshire County Council

What3words: backtrack.resemble.unrealistic



Long Barrow View, East Kennett, Marlborough, SN8

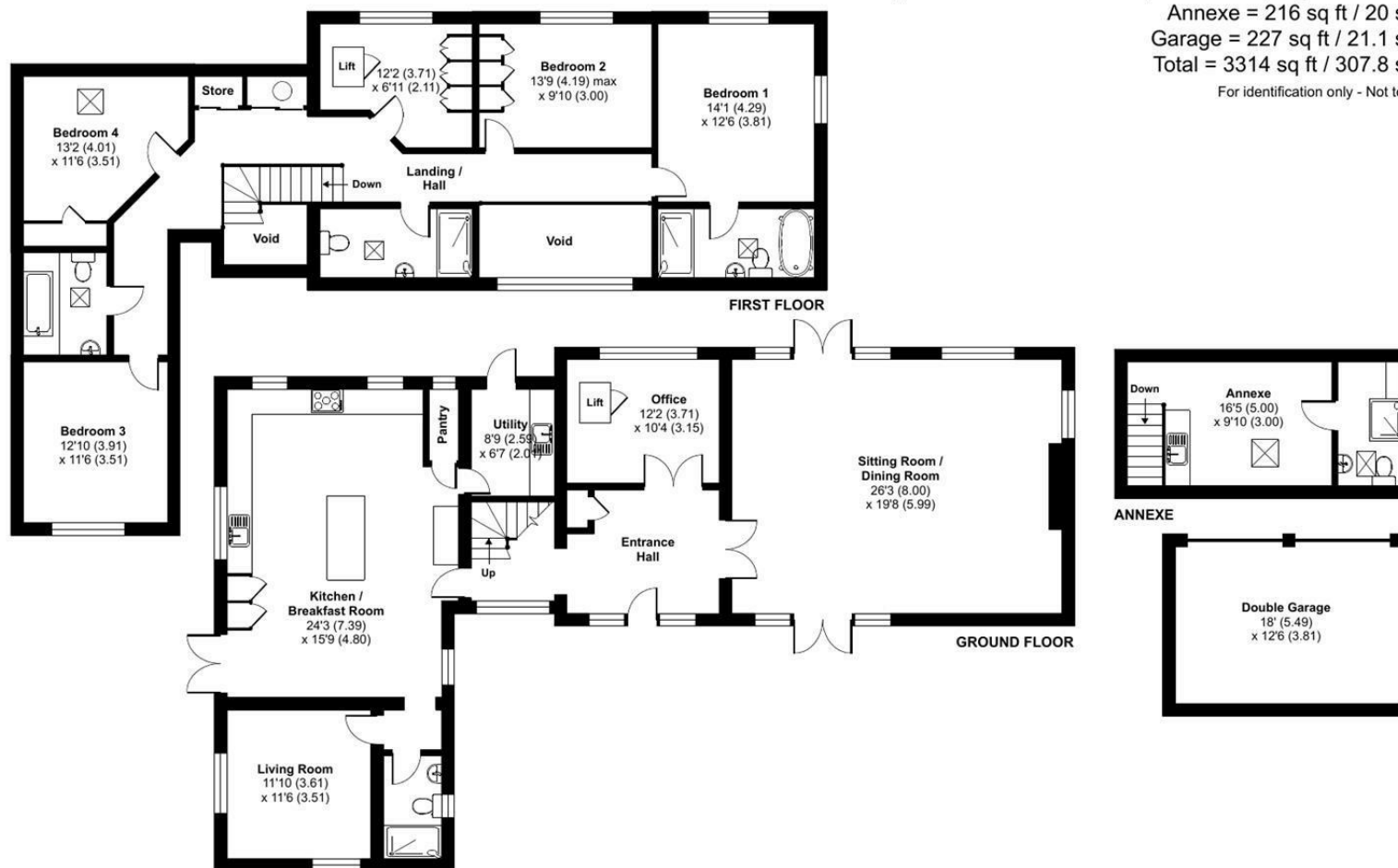
Approximate Area = 2871 sq ft / 266.7 sq m (excludes void)

Annexe = 216 sq ft / 20 sq m

Garage = 227 sq ft / 21.1 sq m

Total = 3314 sq ft / 307.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1217159

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