

Kingfisher House, Marlborough, Wiltshire





A nine bedroom house with an acre of land; 0.5 miles from Marlborough High Street.

Kingfisher House is an outstanding nine bedroom home, set within an acre garden close to Marlborough.



Tenure: Available freehold

Local authority: Wiltshire Council

Council tax band: G





Kingfisher House, Marlborough

The house offers plenty of flexible accommodation with well-proportioned and spacious rooms, all finished to a high standard.

A front porch opens up to an impressive entrance hall with high ceilings, an elegant bespoke curved wooden staircase in solid oak and a beautiful Carrara marble floor with the accommodation flowing seamlessly from here.

The very well-appointed and stylish kitchen/breakfast room is the real hub of the house, with plenty of space for dining, a soft seating area and sliding doors leading to a south-facing patio, ideal for entertaining. The bespoke kitchen benefits from a two-oven Aga, granite work surfaces, integrated appliances and a cook's island decorated in beautiful neutral heritage shades.

The sitting room features a double aspect wood burning stove. In addition, there are two further reception rooms, a guest cloakroom, a bespoke wine cellar from Spiral Cellars set into the entrance hall floor, and an excellent utility room and pantry connected to the kitchen.

The first floor has a splendid principal bedroom suite with a dressing room and walk-in wardrobe, en suite bathroom and balcony offering superb rural views.

There are four double bedrooms on this floor, two with en suite shower rooms and a family bathroom. The second floor is reached via two separate staircases off the stunning galleried landing, leading to four further bedrooms.

The house is approached through wooden gates to a gravel drive offering parking, a detached larch-clad triple carport with an ample and useable roof space that could be converted (subject to the necessary planning permission) into an office or annexe.

The house enjoys 1.874 acres, including a garden mainly laid to lawn, a south-facing patio adjoining at the rear, stabling and outstanding country views. An adjoining paddock may be available by separate negotiation.







Wiltshire

The historic market town of Marlborough is conveniently situated 0.5 miles from Kingfisher House. Marlborough High Street provides an extensive range of shopping facilities, a twice-weekly market, a library, various restaurants and pubs, including Rick Stein's Restaurant and enjoys a good range of clubs and leisure facilities.

The town has excellent schools, including Marlborough College, St John's Academy, Dauntsey's and St. Francis. Marlborough is well located for access to the M4 (J15 about 10 miles), and the commercial centre of Swindon is about 12 miles, from which there is a regular rail service to London Paddington and the South West.

There are additional stations in Pewsey and Great Bedwyn (about 7 miles).

The countryside surrounding Marlborough is a designated Area of Outstanding Natural Beauty. It offers good walking and cycling opportunities, including the nearby famous 'West Woods' at Lockeridge, known for their bluebells and Savernake Forest.

Property information

Services

Mains water, electricity, private drainage. Gas heating. The house has solar panels on the stable block, which are three-phase mains connected with a rebate for a feed-in tariff. There is under-floor heating throughout the first and second floors with individual room thermostats.

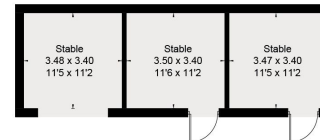
Directions (SN8 1NR)

what3words ///calculate.member.crate

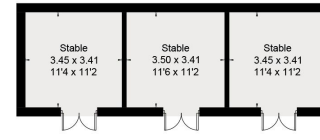
Approximate Area = 384.2 sq m / 4,135 sq ft
 Outbuilding = 61.1 sq m / 658 sq ft
 Total = 445.3 sq m / 4,793 sq ft (Excluding Carport, Garden Store)
 Including Limited Use Area (28.7 sq m / 309 sq ft)



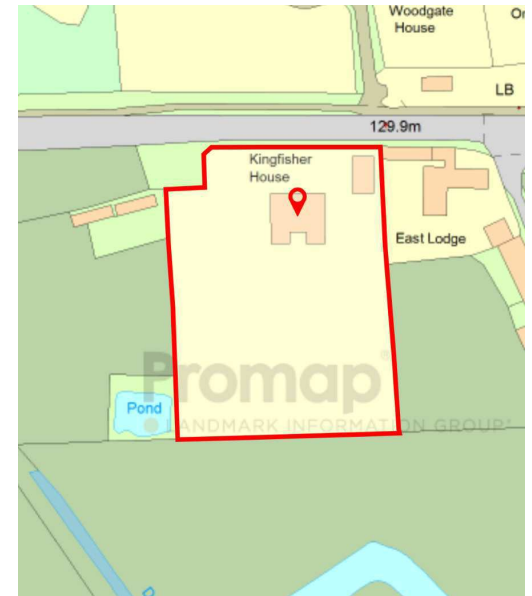
(Not Shown In Actual Location / Orientation)



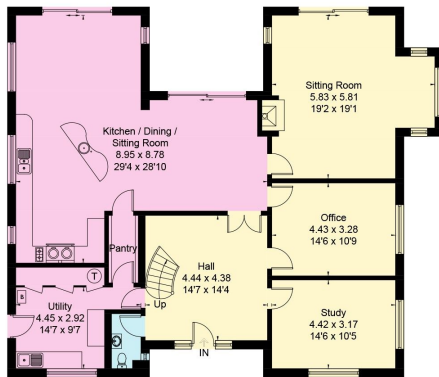
(Not Shown In Actual Location / Orientation)



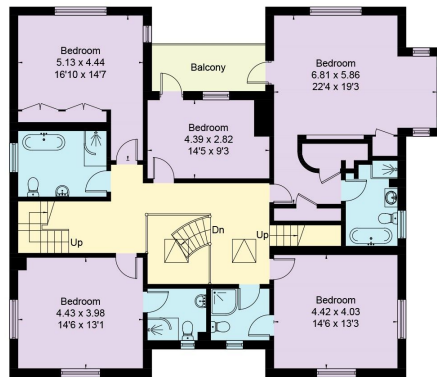
(Not Shown In Actual Location / Orientation)



□ Reduced head height below 1.5m



Ground Floor



First Floor

Knight Frank
 Hungerford
 22 High Street
 Berkshire
 RG17 0NF
knightfrank.co.uk

I would be delighted to tell you more
Fiennes McCulloch
 01488 688 548
Fiennes.McCulloch@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated October 2023. Photographs and videos dated October 2023.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

