



The Old Rectory

Hinton Parva, Wiltshire



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Exceptional family house with wonderful gardens and paddock.

Hall | Drawing room | Sitting room | Study | Kitchen/breakfast room | Utility room | Cloakroom and cellar

Principal bedrooms with shower room | Five further bedrooms and two further bathrooms

Double garage with office/studio to the rear | Beautiful mature gardens with tennis court, stream and paddock.

In all about 4,713 sq/ft and 2.92 acres

M4 (J15) 4 miles, Swindon 6 miles (London Paddington 60 minutes), Marlborough 11 miles, Hungerford 14 miles (London Paddington 60 minutes), Cirencester 19 miles
(All times and distances are approximate)



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For Sale Freehold

The Old Rectory is an attractive property believed to date from 1800; it is not listed.

It has light and well-proportioned rooms with versatile accommodation over three floors.

The current owners have updated the property to a high standard and have recently replaced the roof, drainage system and carpets.

Situation

The Old Rectory is a substantial period property in the village of Hinton Parva, lying about 6 miles east of Swindon.

Swindon and the nearby market town of Marlborough have a wide range of shopping and recreational facilities.

Communications are excellent, with trains from Swindon and Hungerford providing access to London Paddington within about 60 minutes. Junction 15 of the M4 motorway provides fast access to London, Heathrow and the West Country.

The highly regarded prep school, Pinewood, is about 5 minutes from the house, with other popular schools in the area, including Marlborough College, Dauntseys and St Mary's Calne.

The property is well placed for The Ridgeway, which provides wonderful walking and riding.

Gardens, Grounds and Outbuildings

The property is approached via a five-bar gate leading to a drive, parking area and double garage.

The delightful walled garden to the rear is mainly laid to lawn with various mature shrubs, trees, and a raised decked area.





A gate leads to a further garden area with a tennis court and stream. Steps lead up to a fenced paddock.

Accommodation

See floor plans; however, of note are:

Kitchen/breakfast room with Aga and bi-fold doors

Three south-facing reception rooms, each with French windows

There is a main bedroom with an ensuite shower room and shutters, five other bedrooms (one with a basin) and two bathrooms.

Studio that could be used as a gym or home office.

Services

Mains water, electricity and private drainage. Oil heating

Local Authority

Swindon Council: 0300 456 0100.

Council Tax

Band G

Post Code

SN4 0DW

Directions

What3words: ///knees.siesta.inserting

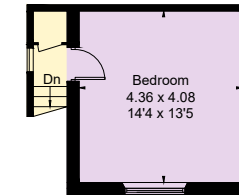
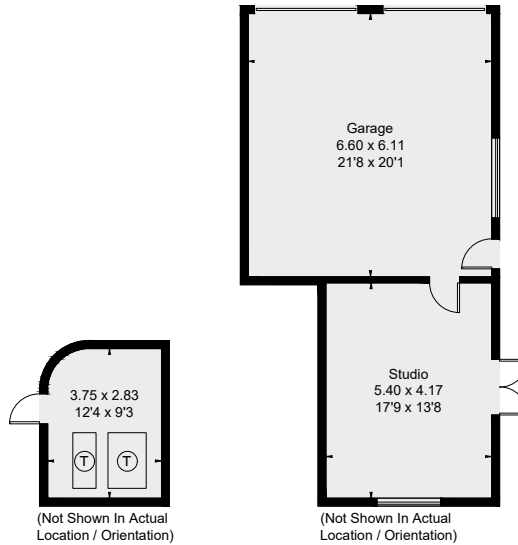
Viewing

Viewing by prior appointment only with the agents.

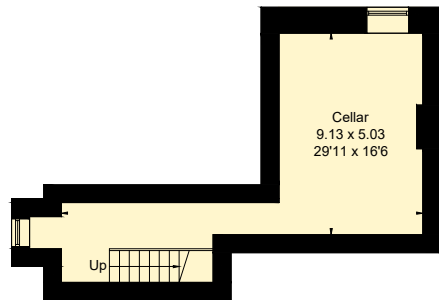


Approximate Floor Area = 336.5 sq m / 3622 sq ft
Cellar = 27.7 sq m / 298 sq ft
Outbuilding = 73.7 sq m / 793 sq ft
Total = 437.9 sq m / 4713 sq ft (Including Garage)

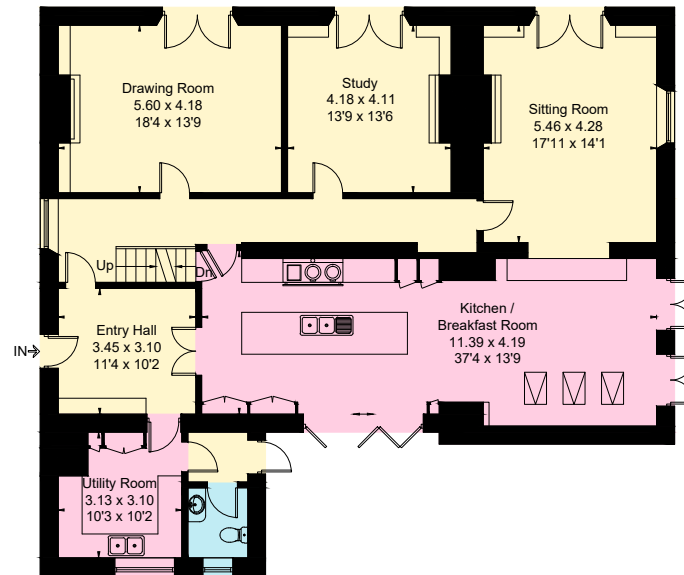
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



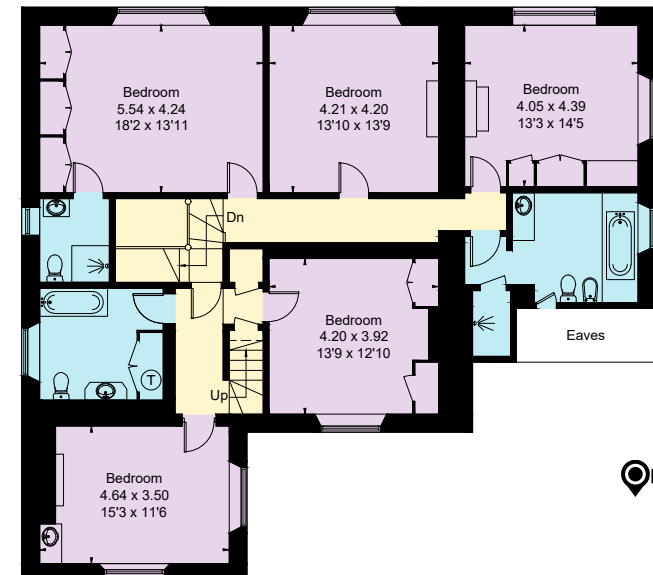
Second Floor



Cellar



Ground Floor



First Floor



Connecting people & property, perfectly.

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 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 April 2024. Photographs and videos dated April 2024. Reference: RMCW HNG012499652. 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.



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