

# Christmas House

Winterbourne Monkton, Wiltshire





# A beautifully presented house on the edge of the Marlborough Downs with annexe, garden studio, land and beautiful gardens and well placed for great schools and communications.

Marlborough 8 miles, Swindon 9.5 miles (London Paddington from 50 minutes)

M4 (J15) 12 miles, Hungerford 18 miles (London Paddington from 50 minutes), Devizes 18 miles

(All distances and times are approximate)



6



4



3

## Summary of accommodation

Porch | Entrance hall | Drawing room | Study | Kitchen/breakfast room with AGA | Garden room | Utility room | Boot room | Two cloakrooms

Principal bedroom with bathroom and walk-in wardrobe, guest bedroom with bathroom and walk-in wardrobe, four further bedrooms and two further bathrooms

Office and hobbies room with WC | Garden studio | Double garage


Delightful established garden with orchard and paddocks


In all, about 5.58 acres and 4,427 sq/ft


# Situation

Christmas House is a pretty family home, privately situated at the end of a quiet lane in Winterbourne Monkton, a small village close to the Marlborough Downs and the World Heritage village of Avebury.

The village has a public house, The New Inn, a community centre and church, with the nearby popular market town of Marlborough having a Waitrose, cinema, weekly market and variety of shops and restaurants.

 The commercial centre of Swindon offers a wide selection of shopping and recreational facilities.

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

 There are many well-regarded state and independent schools in the area including Pinewood, St Johns, St Francis, Marlborough College and Dauntseys. There is a primary school in nearby Broad Hinton.



# Christmas House

Christmas House is a substantial non-listed property believed to date from 1850 with later additions. The accommodation is tastefully presented with light, spacious rooms and good ceiling heights over three floors. The house has a wonderful feel to it with a welcoming tiled hall with open fire and has a door leading into the south-facing garden. There is a well-proportioned drawing room with a woodburning stove, exposed beams and an adjacent study. The attractive kitchen/ breakfast room has an electric Aga and leads into a spacious garden room/playroom with vaulted ceiling and doors leading onto a sheltered terrace, ideal for outdoor entertaining.

The triple aspect main bedroom with bathroom and walk-in wardrobe has a Juliette balcony, which overlooks the pretty garden. There is a guest bedroom with walk-in wardrobe and bathroom, and two further bedrooms and a family bathroom.

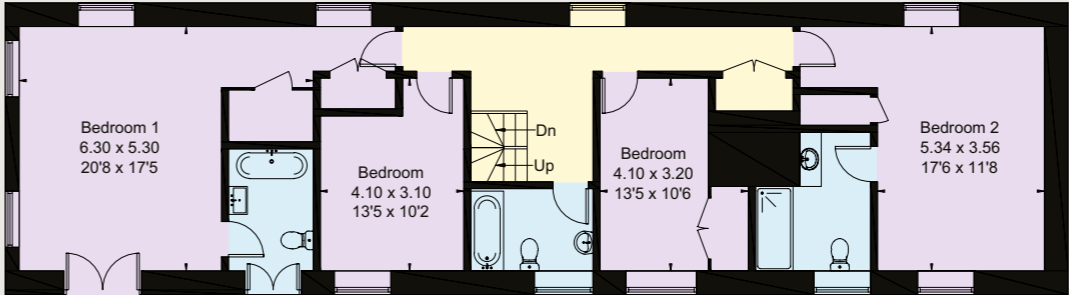
On the second floor there are two further bedrooms and an additional bathroom.

There is a fantastic separate office and hobbies room, which could be used as an annexe for guests or family members.

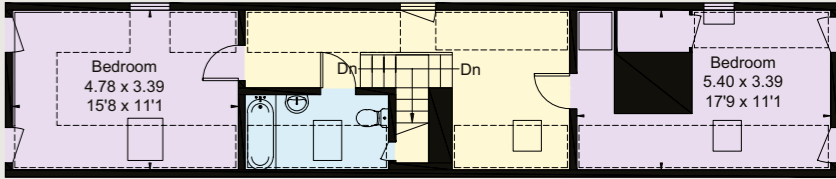




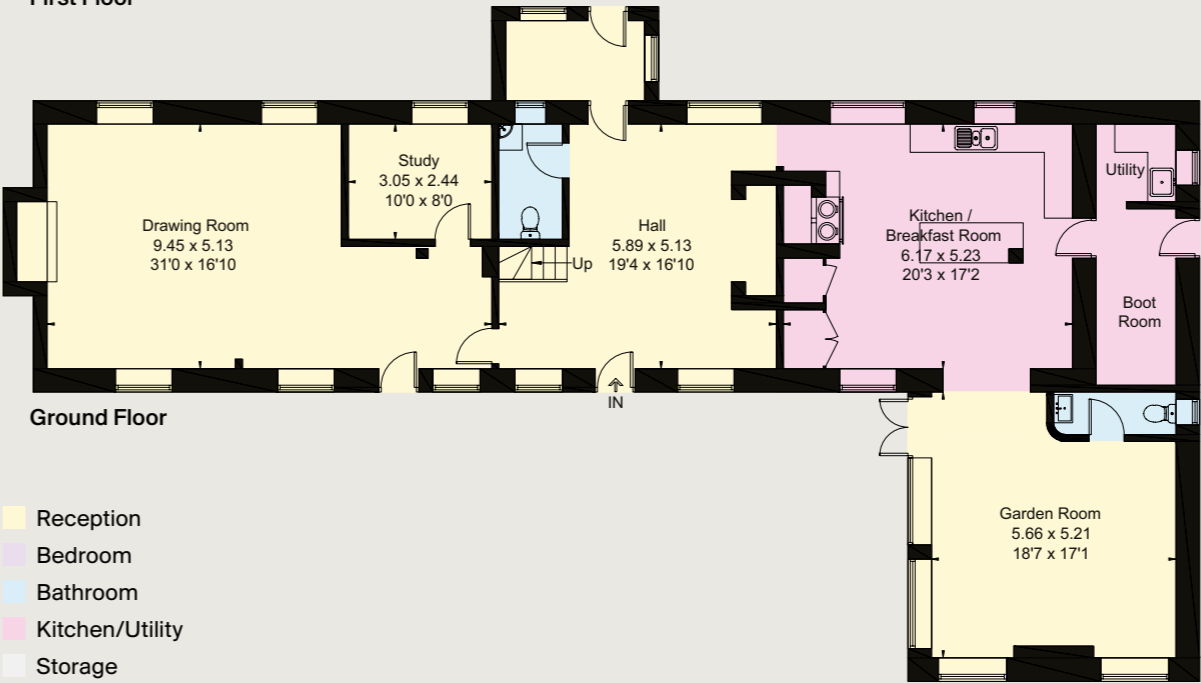
Approximate Gross Internal Floor Area  
338.4 sq m / 3642 sq ft  
Outbuildings = 72.9 sq m / 785 sq ft  
Total = 411.3 sq m / 4427 sq ft



First Floor

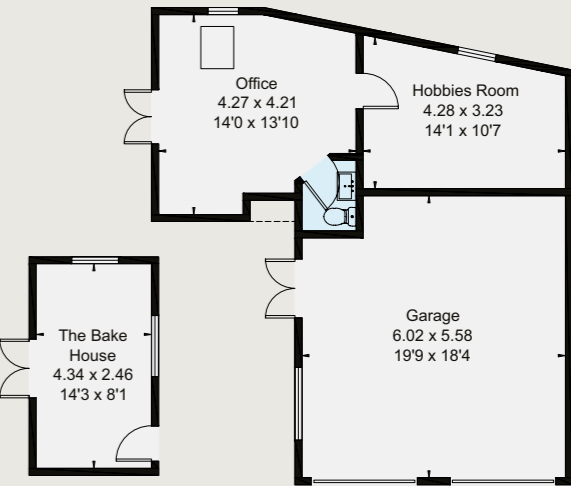


Second Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings  
(Not Shown In Actual  
Location / Orientation)

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.

# Gardens & Grounds

The property is approached via a sweeping gravel drive which leads to a parking area and double garage. The wonderful mature gardens are a major feature of the property and are incredibly private; they are mainly laid to lawn with a variety of trees, borders and box hedging.

A former outbuilding known as the Bake House has been converted and has been used as a home office, gym and cinema. There is a well to the front and secluded BBQ area with greenhouse and raised beds to the rear.

Beyond the estate fencing is a productive apple orchard and fruit cage. To the west of the house is a paddock.



# Property Information

## Accommodation

See floor plans.

## Services

Mains water and electricity; private drainage.

Oil heating. Electric Aga. Electric car charger.

## Fixtures & Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, etc., are specifically excluded but may be made available by separate negotiation.

## Local Authority

Wiltshire Council: Tel 01380 734733.

Council Tax: Band G

## EPC

Band E

## Directions (SN4 9NW)

From Marlborough head west on the A4. On reaching West Kennett turn right onto the B4003 just after the brown Avebury sign, opposite the entrance to West Kennett Farm. Follow the road to Avebury and on reaching the main road turn right. Follow the road through the village and upon entering Winterbourne Monkton pass the sign for the church and bear left just after the sign marked 'Winterbourne Monkton Village only'. Follow the lane passing the pub on the left and at the end bear left; Christmas House is located at the end of the no-through lane.

## Viewing

Viewing by prior appointment only with the agents.



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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.

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