



**CHARLBURY HOUSE, HINTON PARVA**

**BREARLEY & RICH**  
ESTATE AGENTS

## **Charlbury House, Hinton Parva, Swindon, SN4 0DW**

**M4 (Junction 15) Approximately 4 miles. Marlborough 11 miles, Pinewood School 3 miles.  
Rail link via Hungerford (14 miles) or Swindon (6 miles) to London Paddington from approximately 50 minutes**

A substantial period house offering in a large plot surrounded by open countryside and with amazing views.  
Potential to update or extend subject to planning. No onward chain.

- \* Reception hall \* Triple aspect sitting room \* Dining room \* Kitchen with larder \* Bedroom 5/play room \***
- \* 4/5 bedrooms \* Family bathroom with separate cloakroom \* Utility room \* Cloakroom \***
- \* Extensive loft \* Large garage \* Several outbuildings including workshop and stable \* Potential to extend \***
- \* Plot of approximately 1.39 acres \* Wonderful views \***



### **HINTON PARVA**

The village is located just a short drive from Marlborough, Hungerford, Cirencester and Swindon. Mainline Rail services to London Paddington are accessible from Swindon or Hungerford stations. Junction 15 of the M4 is nearby along with the A419 and A420 giving access to Oxford and the A34. The village includes a church and village hall and a National Trust site The Coombes. There is a well known pub, The Royal Oak at nearby Bishopstone. The area provides excellent opportunities for exploration with the Ridgeway national trail and Liddington Castle close by.

Further local facilities can be found in nearby Wanborough or Aldbourne, which both have primary schools and further public houses. There is a doctors surgery in Wanborough and a post office in Aldbourne. Pinewood School is approximately 3 miles away.



### THE PROPERTY

This substantial detached house is believed to have been built in the 1930's and benefits from period features of the time including high ceilings throughout and impressive coving to the main rooms. The property was extended to the rear in the 1970's to create two further large bedrooms but also offering potential for a bedroom and family/play room.

Entering the house through the porch a large oak front door opens on to a generous and welcoming reception hall with exposed timber flooring. To the right of the hall the sitting room has an open fireplace and French doors on to the garden. There is a good dining room also with period fireplace. The hall also gives access to a large cloakroom and steps leading down to a rear lobby where there is a fifth bedroom or playroom. Finally, a door leads in to the kitchen with larder and which has potential to be extended into the original garage (large store on floor plan) and even combined with the utility room and storage area to make the most of the location and views.

A wide period staircase leads up to a half landing with large window filling the hall and landing with light. There is a large double bedroom on the half landing with magnificent views while the first floor landing opens on to three further bedrooms, two of which are double rooms and have period tiled fireplaces. The middle Bedroom also gives access to a crawl in loft space. There is a large bathroom and separate cloakroom and a generous airing cupboard with window. There may be potential for a loft conversion subject to relevant permissions.



### **OUTSIDE**

The property is approached over a long driveway up to a parking and turning area in front of the house and leading to the large garage to the side. There is a large front garden with mature trees to the front of the house.

To the left of the drive is the old vegetable garden complete with greenhouses, sheds, workshop and stable,

The garden wraps around the house and offers plenty of opportunity and potential to make the most of the location and views.

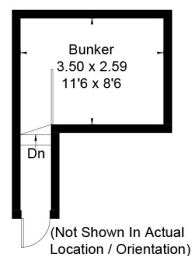
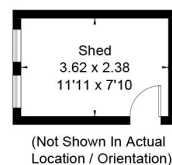
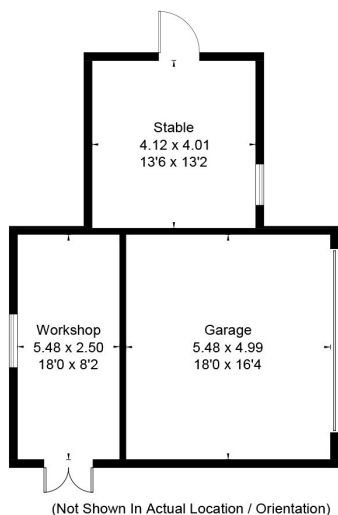
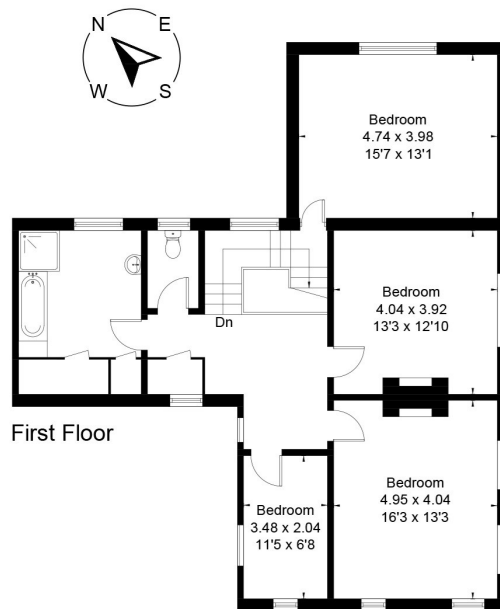
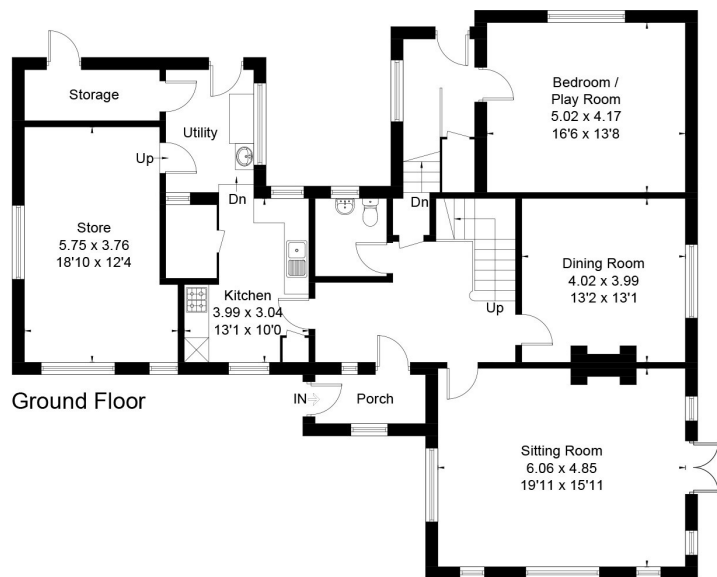
### **SERVICES**

Mains water and electricity. Private drainage and oil fired central heating. Council Tax Band G.

### **TENURE**

Freehold.

Approximate Floor Area = 245 sq m / 2637 sq ft  
 Outbuildings = 68.3 sq m / 735 sq ft  
 Total = 313.3 sq m / 3372 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

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