

# CAULFIELDS

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## RESIDENTIAL SALES



### Durrans House , Marlborough, SN8 1QJ

Guide Price £1,250,000



A substantial family home occupying circa two acres, surrounded by stunning open countryside in an Area of Outstanding Natural Beauty, within a World Heritage Site. This impressive property is beautifully situated with spectacular views over the gallops to the front & Silbury Hill to the rear, ample driveway parking & garaging, a two bedroom annexe, well-tended private gardens, a tennis court, and a paddock.

The accommodation within the main house, on the ground floor, comprises an inviting oak framed entrance porch, a grand entrance hall, a lovely drawing room with an open fireplace & French doors through to a conservatory, a superb study featuring walnut shelving & desk, a bay-fronted formal dining room, a practical kitchen / breakfast room, featuring an oil-fired AGA, with utility area & wine cellar, a re-fitted shower room, and an impressive oak framed snooker room containing a full size snooker table, and a mezzanine level. On the first floor, a central galleried landing leads to five well-proportioned bedrooms and a family bathroom. The main bedroom features an en-suite shower room, fitted wardrobes, and a stunning bay window,

- Large Detached Country Home
- Seven Bedrooms
- Six Reception Rooms
- Oil Fired Central Heating System
- Triple Garage (Studio above) & Single Garage
- In Excess of 4000 Square Feet
- Four Bath/Shower Rooms
- UPVC Double Glazed Windows
- Private Grounds, Tennis Court, & Paddock
- Driveway Parking for Several Vehicles

