



**Cumbye, Aughton, Collingbourne Kingston,
Marlborough, Wiltshire SN8 3RZ**

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A detached four bedroom two storey village property set in a pretty garden with stunning views, outbuildings and paddock.

- Easy access to Marlborough, Pewsey, Andover and Salisbury
- Popular Wiltshire village
- Detached property with Farmhouse kitchen, scope for alterations
- Large garden, paddock and outbuildings. 1.86 acres in total

Location

Aughton is an attractive hamlet set at the edge of the village of Collingbourne Kingston and on the edge of Salisbury Plain. The hamlet lies 9 miles south of the popular market town of Marlborough, 10 miles east of Andover and 10 miles from Hungerford. These towns provide a wide range of retail and leisure facilities.

There are a range of schools in the area with a primary school at Collingbourne Ducis, St Francis prep school, St Johns Marlborough, Marlborough College and St Mary's Calne.

The A303 lies 8 miles to the south linking with the M3 and Junction 14 of the M4 lies 17 miles to the northeast. Stations at Hungerford, Pewsey and Andover provide rail services to London Paddington and Waterloo respectively.

Cumbye is set up, off the A345 on the western side of the road with far reaching views.

Description

This detached house, built of brick elevations under a pitched slate roof, was extended in about 1993 and the loft was converted to additional accommodation in about 1999. The generous accommodation is double glazed and offers excellent family space with a generous sitting room, an open plan kitchen/dining room, a utility room and rear hall and glazed porch and a study.

There are two double bedrooms with ensuite facilities on the ground floor and a further two bedrooms and a bathroom on the first floor.

There is direct access to the double garage with up and over doors.

Outside

A tarmac drive accesses the property leading to a large parking area in front of the double garage. The gardens bordered by hedging lie mainly to the rear and are laid to lawn with a number of mature fruit trees and a terrace at the back of the house. There is a cottage garden to the front. To the side of the parking is a grassed area ideal for additional parking and there are two timber outbuilding used for workshop and storage

The paddock extends to approx. 1.24 acres and is part post and rail and part stock proof wire fenced.

Tenure Freehold

Council tax Band D £2060.60 23/24

Epc F23

Price £625,000 stc

Services Mains electricity, water and drainage. Oil-fired central heating. Broadband via telephone line.

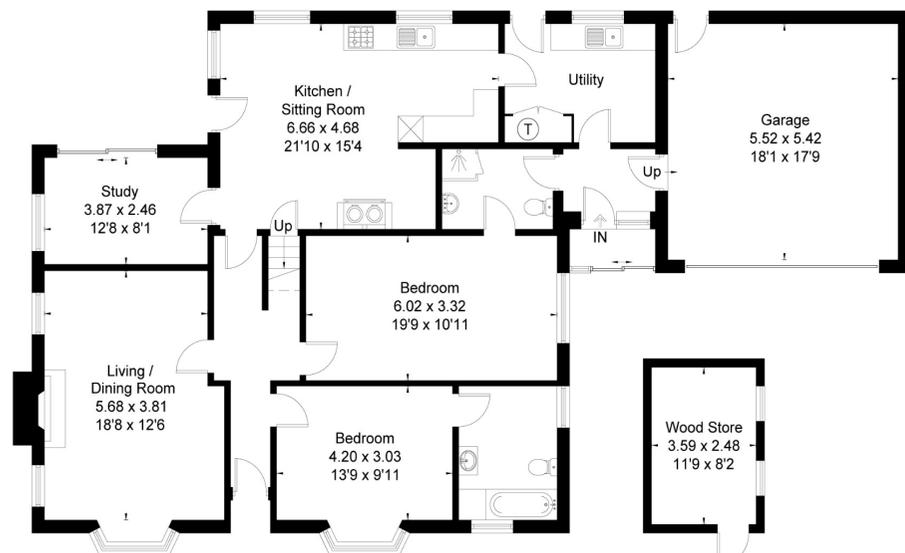
Local Authority Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

Directions

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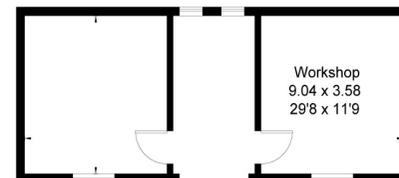


Approximate Floor Area = 201.2 sq m / 2166 sq ft (Including Garage)
 Outbuildings = 41.6 sq m / 448 sq ft
 Total = 242.8 sq m / 2614 sq ft

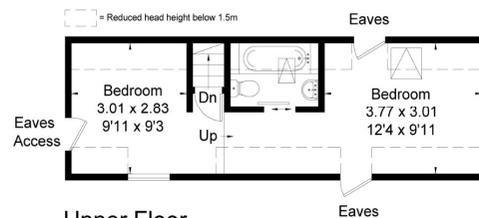


Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Upper Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74893



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