



# Doves

26 Kingston Road, Shalbourne, Wiltshire, SN8 3QH





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## Guide £940,000

A charming Grade II listed detached cottage situated in the favoured village of Shalbourne with lovely gardens, a useful range of outbuildings and planning permission to create a highly attractive four bedroom home.

### Description

The cottage retains great character throughout with fireplaces and exposed beams and floorboards in many areas. The accommodation includes two generous reception rooms, a nicely fitted kitchen and a cosy breakfast area. There is a ground floor bathroom with a shower and a pleasant rear hall/garden room. On the first floor there is a generous landing, currently used as an occasional bedroom area, and two well balanced bedrooms as well as a lavatory. Outside there is a wide frontage with a traditional cottage garden that includes lawn, a central pathway, lavender borders and wisteria. There is a generous garage and separate workshop to the side with a driveway for off road parking. The rear garden has been thoughtfully planted over many years with well stocked borders, mature shrubs and trees, all enhanced by a pleasant backdrop. A viewing is strongly advised to fully appreciate the overall qualities of this unspoilt cottage situated in the heart of Shalbourne, offering a wonderful opportunity to create a new significant home blending a character property with modern space and amenities. Planning Approval No PL/2025/02029 gives consent for an enlarged kitchen, a first floor bathroom, a fabulous new reception room and two new bedrooms, both with en suite shower rooms.

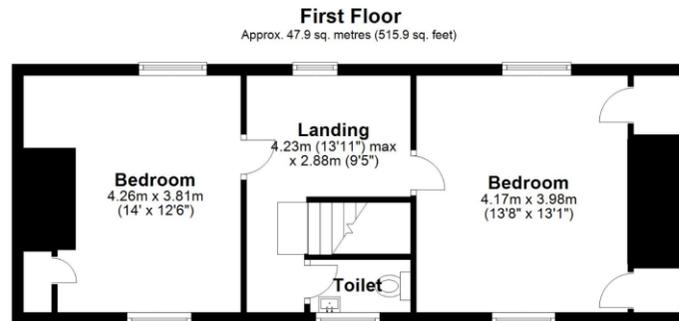
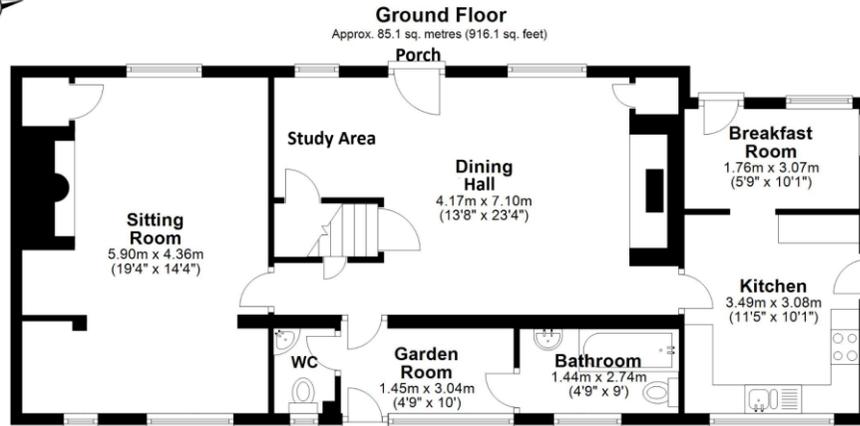
### Shalbourne

Shalbourne is a pretty village on the eastern edge of Wiltshire. It has a village store, a pub, church, sports ground with pavilion and now a vineyard. The village is close to Great Bedwyn which also has a doctors surgery, primary school and station. The nearby towns of Hungerford and Marlborough offer a full range of shops and other amenities. The M4 can be joined at junctions 14 and 15.

### Directions

From our Hungerford office turn left up the High Street, continue on the A338 for approx. 4 miles and turn left signposted Shalbourne. On reaching the village Doves Cottage is along on the right hand side before you reach the shop and pub.

- Porch
- Dining Room/Hall/Study
- Sitting Room
- Rear Hall/Garden Room
- Ground Floor Bathroom
- Kitchen
- Two Bedrooms
- Cloakroom
- Generous Garage & Separate Workshop
- Lovely Cottage Gardens
- Planning to Extend-No PL/2025/02029



Total area: approx. 133.0 sq. metres (1432.0 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.



To view this property call Marc Allen Estate Agents on **01488 685353**

#### Porch

Door to:-

#### Dining Room/Hall/Study Area

Inglenook fireplace with a woodburning stove (not in use). Exposed beams. Exposed floorboards. Cupboard with leaded light panel. Understairs cupboard.

#### Double Aspect Sitting Room

Brick fireplace with a beam over and newly installed gas fire. Exposed beams. Exposed floorboards.

#### Rear Hall/Garden Room/Cloakroom

Door to garden.

#### Ground Floor Bathroom

A white suite comprising panelled bath with an Aqualisa shower over and screen. Wash hand basin and w.c.

#### Kitchen

With a range of shaker style units with drawers, work surfaces over and handmade Froyle wall tiles. Integrated dishwasher. Built-in electric oven, grill, ceramic hob and extractor over. Stable door to outbuildings and garden.

#### Breakfast Room

Radiator. Tiled floor.

Staircase gives access to landing/occasional bedroom area with planning permission to create a separate bathroom/shower room. Exposed beams and floorboards.

#### Bedroom 1

Built in- cupboard and further cupboard. Access to loft. Exposed floorboards.

#### Bedroom 2

Exposed floorboards.

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

#### Cloakroom

With a wash hand basin and w.c.

#### Garage and Workshop.

With a metal up and over door, loft space, light, power and a substantial additional work/storage area.

#### At the front of the property is

A driveway for off road parking. A lovely cottage garden that includes lawn, lavender, wisteria, rose bed and the original well. Outside the back door is the oil tank, boiler room/tool store, which will need to be relocated as part of the development project.

#### At the rear of the property is

A fabulous garden that has been thoughtfully planted over many years to provide good interest and structure. Beyond accommodating the proposed new rear extension, the garden area offers a lot of other optionality, including additional parking, garages and accommodation, e.g an office or gym and/or greenhouse/garden room.

#### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

#### Proposed Extensions

The kitchen is extended by 8 sqm to allow the creation of a good size modern kitchen, incorporating the existing kitchen and breakfast room with the exact layout to be designed by a new owner. With a new upstairs bathroom in the existing house, the current bathroom can be converted into a utility room with adjacent boot room, while still retaining a downstairs cloakroom. The new rear extension is 42sqm on the ground floor (including the glass link) and 38sqm upstairs, allowing the creation of a lovely new reception room with french doors onto a new terrace and two en suite bedrooms above. The internal layout in the current plan is illustrative.



marc allen

[www.marcallen.co.uk](http://www.marcallen.co.uk)



B	Design revisions	Mar-12	20.04.20
A	Design revisions	Mar-12	08.04.20
	revision		date

Contractors, Sub-Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any stop-works or building work.

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project  
**DOVES COTTAGE**  
 Shelbourne

drawing  
**Site Plan**

scale	1:200 @A3	drawn by	Fel/ 25
number	231008-30	date	
drawing no		sheet	B

**FOWLER**  
**ARCHITECTURE & PLANNING**

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