

# Stokke House

Great Bedwyn, Wiltshire





## A beautifully renovated house with far reaching views in a tranquil, countryside setting

Great Bedwyn 1.6 miles (London Paddington from 56 minutes), Marlborough 8.2 miles, Hungerford 8.3 miles (London Paddington from 46 minutes)  
(All distances and times are approximate)

### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/breakfast room | Larder | Drawing room/dining room | Study | Snug | Boot room | Sitting room | WC | Boiler room

**First Floor:** Principal bedroom with dressing room and adjoining bathroom | Five further bedrooms | Three further bathrooms (one adjoining) | Laundry room

**Outside:** Swimming pool and spa | Pool plant room | Pool changing room with WC | Garden store | Gym  
Covered storage and double garage | Gardener's WC

**Annexe:** Studio room with kitchen | Bathroom | Two bedrooms

**Over 5,500 sq ft of living space**

## Situation

The property is situated on the edge of Stokke Common which forms open woodland on the southern edge of Savernake Forest. The house occupies a secluded position affording tranquillity and privacy with views over open countryside to the south and east. The nearby village of Great Bedwyn has a general store, post office, a public house and a main line station to London Paddington.



The nearby market towns of Hungerford and Marlborough provide a more comprehensive range of facilities.



There is an extensive range of private and state schools locally including Great Bedwyn Primary School, Stepping Stones pre-school at Froxfield, Marlborough College and St. Mary's, Calne, but to name a few.



The area benefits from excellent commuter and travel facilities with easy access onto the M4 at Junction 14 and good train services from Great Bedwyn or Hungerford.



There is excellent access to the footpath and bridleway network in to the forest and adjoining countryside and the Kennet and Avon canal runs nearby.

## Stokke House

Is a beautiful thatched house which dates back to the 17th century and is a rural escape, offering privacy and fabulous views whilst being closely connected to London via Bedwyn Station. The house was extensively renovated by the current owners and has been sympathetically extended and re-modelled to create a wonderful family home.

The ground floor has a fabulous open plan kitchen, drawing room and dining room which is the heart of the home. There are three further reception rooms on the ground floor which work well as sitting rooms and snugs and seamlessly blend the original 17th century parts of the house with the modern extension.

The ground floor also has a useful boot room, larder and cloakroom.







Upstairs there is a wonderful principal bedroom with vaulted ceiling, a large dressing room and adjoining bathroom. One other room with floor to ceiling windows on the first floor, is currently used as a study and is the perfect place to take in the views. There are four further bedrooms, three bathrooms and a laundry room on the floor. There is an attic space on the second floor which is accessed via a ladder and could make a wonderful children's 'den' or has been previously used as a study.



Approximate Gross Internal Floor Area  
House: 414 sq m or 4456 sq ft



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

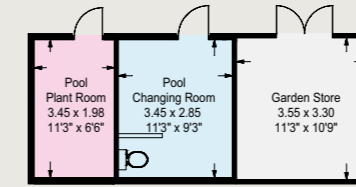
Outside, the gardens are full of colour with mature herbaceous and perennial borders. As you enter the driveway the brick and stone wall is covered with a wonderful wisteria plant. There is a well-established vegetable garden and greenhouse at the bottom of the garden. A wonderful swimming pool and spa offer excellent space for relaxing and entertaining and face due south to enjoy the sunshine.

There is a separate Annexe which comprises a kitchen, living space, bathroom and two bedrooms. There is also a gym and a double garage with store.

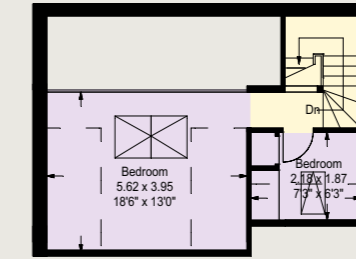




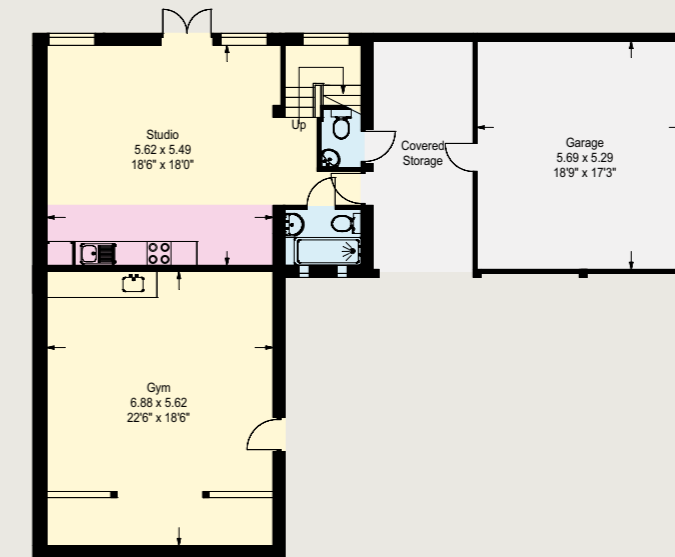
Approximate Gross Internal Floor Area  
 Annexe & Gym: 104 sq m or 1120 sq ft  
 Garage & Store: 45 sq m or 484 sq ft  
 Pool House: 21 sq m or 226 sq ft



Pool House



Annexe/Gym First Floor



Annexe/Gym Ground Floor





# Property Information

**Services:** The main house is heated with oil and the annexe/gym & pool with gas (LPG). Private drainage. Mains water.

**Tenure:** Freehold

**Local Authority:** Wiltshire Council

**Council Tax**

Main House: Band G | Annexe: Band G

**EPC Rating**

Main House: D | Annexe: D

**NB:** The house was re-thatched in 2016.

**Rights of Way**

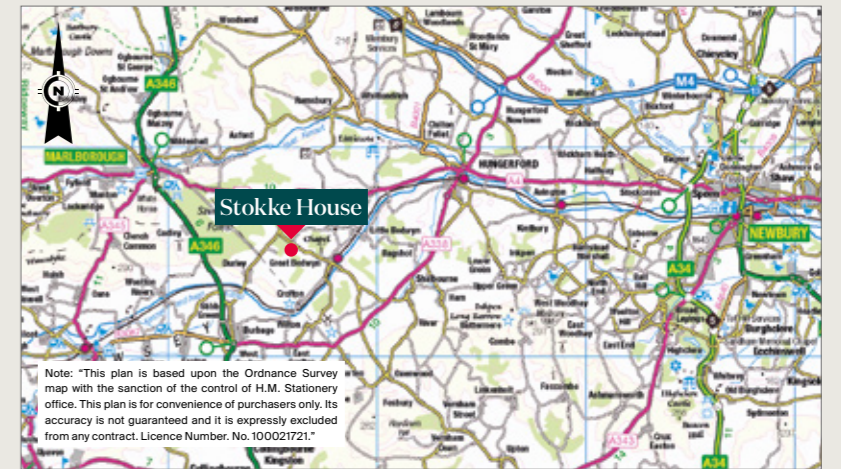
The property is offered for sale subject to and with benefit of all rights of way either public or private.

**Directions**

Whatwords: ///soak.project.nerves

**Viewings**

Viewing is strictly by appointment through Knight Frank.





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