



LITTLEWORTH BARN

Milton Lilbourne, Wiltshire



A STYLISH FAMILY HOME WITH SOUTH-FACING GARDENS AND STUDIO

Littleworth Barn is a light and beautifully presented family home, set within beautifully landscaped gardens and conveniently situated for well-regarded schools and excellent rail links.

Summary of accommodation

Vaulted reception hall | Drawing room | Dining room | Study | Kitchen/breakfast area | Family room | Utility room | Storeroom | Cloakroom

Principal bedroom with dressing area and bathroom | Guest bedroom and bathroom | Three further bedrooms | Family bathroom

Studio/annexe with kitchenette, cloakroom and storeroom | Double garage

In all about 0.85 acres

Distances: Pewsey 2 miles (London Paddington 60 minutes), Hungerford 13 miles, Marlborough 7 miles, M4: J14 16 miles, J15 15 miles
(All distances and times are approximate)

LOCATION

Littleworth Barn is situated in the hamlet of Littleworth, close to the sought-after Pewsey Vale village of Milton Lilbourne, within an Area of Outstanding Natural Beauty. The market town of Pewsey is 2 miles away and provides a range of amenities, together with a mainline railway station offering services to London Paddington in about 60 minutes.

Milton Lilbourne has a church and village hall, while more extensive amenities are available in Pewsey. The nearby market towns of Marlborough and Hungerford offer an excellent range of facilities. There are also several well-regarded public houses in the surrounding villages.

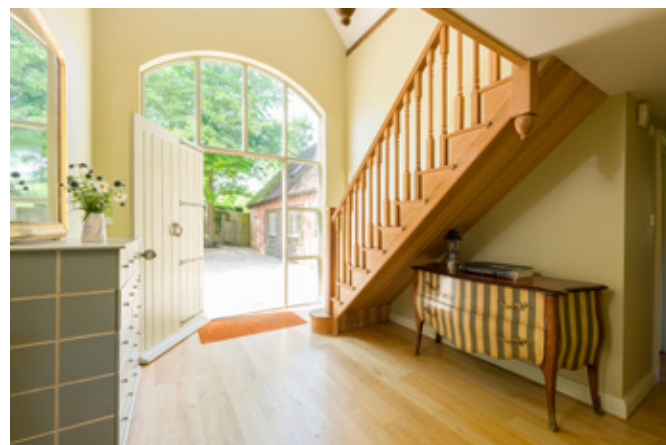
The area is well served by both state and independent schools, including St John's Marlborough, Marlborough College, St Francis Pewsey, Pinewood and Dauntsey's School.

THE PROPERTY

Constructed of brick with timber boarding beneath a traditional clay tiled roof. Littleworth Barn was built in 1998 and offers a wonderful blend of character with modern living.

The property provides spacious, light-filled accommodation arranged around an impressive vaulted reception hall with oak staircase. The drawing room and dining room both enjoy French doors opening onto the garden, while the generous kitchen/breakfast room is well-suited to modern family life, with direct access to the terrace and gardens.

On the first floor, the principal bedroom features double doors overlooking the gardens, as well as a dressing area and bathroom. There are three further bedrooms and family bathroom, a guest bedroom and separate bathroom.







The adjacent studio/annexe is currently utilised as a home office and offers excellent potential for additional guest or ancillary accommodation, subject to the necessary approvals. The vaulted ceiling and flexible open plan layout provide a highly versatile space. The annexe is self-contained and benefits from independent heating, air conditioning, a kitchenette and cloakroom both with Smallbone cabinetry, and limestone flooring.

The south-facing rear gardens are attractively landscaped and provide an excellent setting for the house.

Laid mostly to lawn, the gardens feature gravelled paths, an ornamental pond and box hedging with a variety of mature plants and shrubs.

Additional features include a herb garden, shed, and a well. Beyond the gardens, there is a further area of lawn, designated as 'agricultural land', with wild flowers and a tree-lined avenue comprised of Liquidambar.



PROPERTY INFORMATION

EPC band: D

Local Authority: Wiltshire Council

Council Tax band: G

Services: Main House: Mains water, electricity, and drainage. Oil-fired heating.
Annexe: Mains water and drainage. Daikin fully integrated air conditioning and heating. Lutron programmable lighting. Fully integrated Category 5e data network with central patch panel. Alarm system.

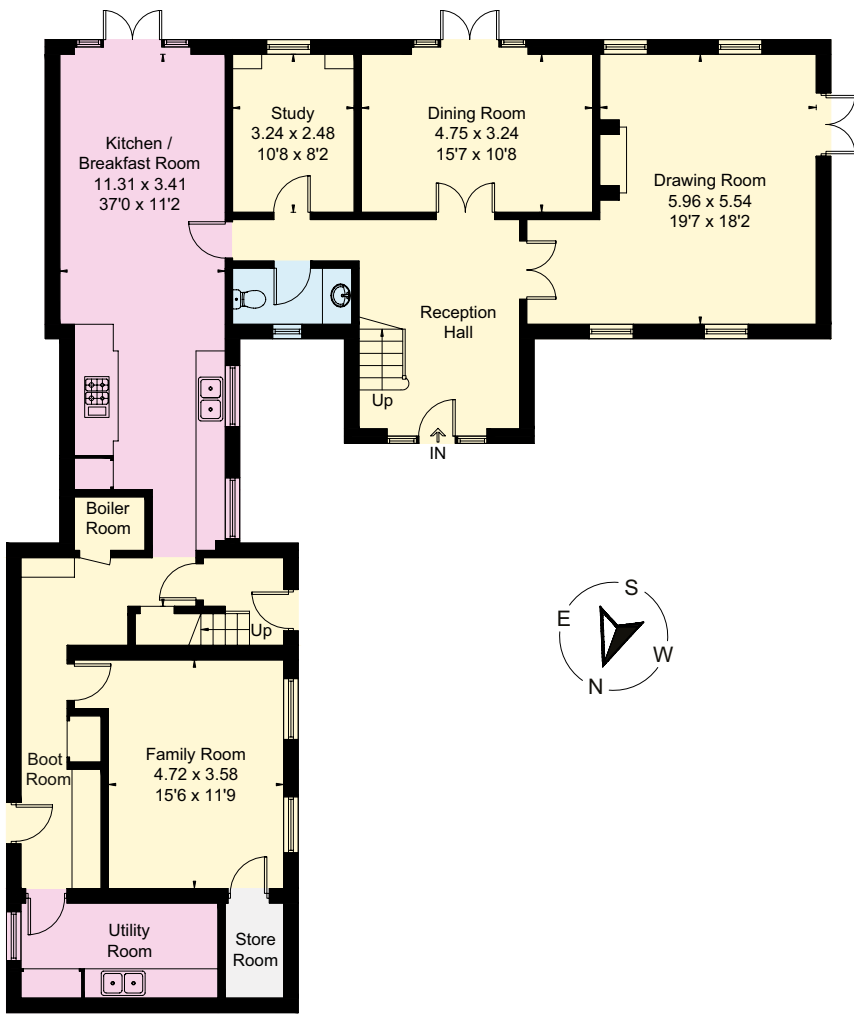


Postcode: SN9 5LF | What3words: ///kollama.merserize.vekiller

Tenure: Freehold

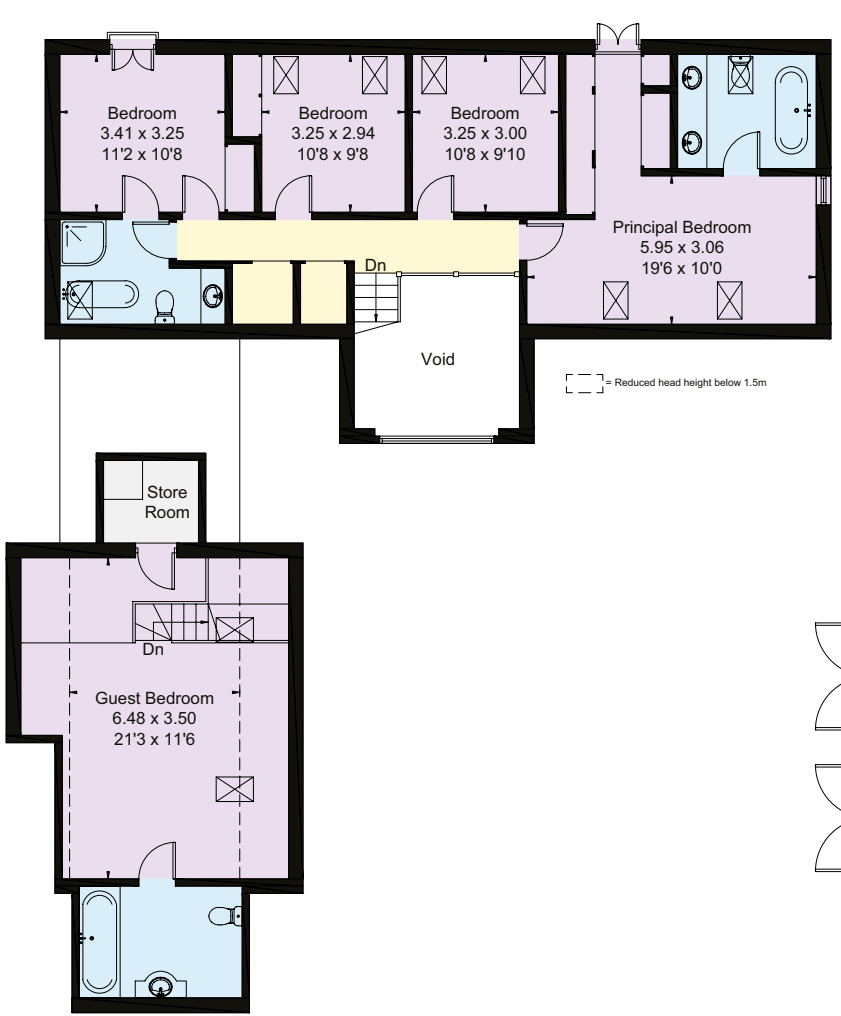
VIEWING

Viewing by prior appointment only with the agents.



Ground Floor

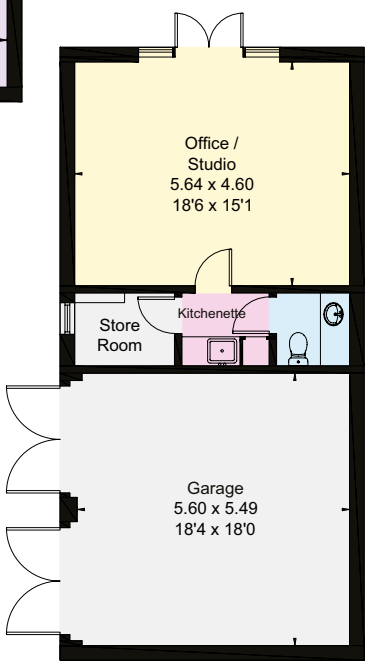
Approximate Gross Internal Area = 279.0 sq m / 3002 sq ft
Garage / Annexe = 68.0 sq m / 731 sq ft
Total = 347.0 sq m / 3733 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Garage / Annexe

(Not Shown In Actual Location / Orientation)

I would be delighted
to tell you more.

Mark Potter
01488 682730
mark.potter@knightfrank.com

Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

knightfrank.co.uk

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