



OLD RECTORY

Beechingstoke, Pewsey, Wiltshire



A BEAUTIFULLY RESTORED OLD RECTORY WITH STUNNING GARDENS

Summary of accommodation

Ground Floor: Entrance/reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room
Garden room | Home office | Boot room | Pantry | Laundry room | Wine cellar | Cloakroom

First Floor: Principal bedroom with dressing room and adjoining bathroom | Four further bedrooms
Two further bathrooms (one adjoining)

Outside: Tennis court | Walled Garden | Stream | Two stables | Three-bay open garage
Twelve car climate controlled car storage | Workshop

The Coach House: Sitting room | Kitchen/dining room | Utility and cloakroom | Bedroom | Shower room

In all about 5.73 acres

Distances: Pewsey station 5.3 miles (London Paddington from 64 minutes), Devizes 7.2 miles, Marlborough 11.3 miles
(All distances and times are approximate)

SITUATION

The Old Rectory is situated in the pretty hamlet of Beechingstoke, in the midst of the Vale of Pewsey. Within easy reach are the historic towns of Pewsey and Marlborough, which are both popular local centres. These locations provide vibrant communities with a great deal to offer. There is a thriving food and produce culture with numerous award-winning restaurants, pubs and coffee shops. There are highly regarded schools in the area including Marlborough College, St Mary's Calne, Dauntseys, Farleigh, Cheam, St Margarets, Pinewood and St Francis.

The surrounding countryside is interlaced with footpaths and bridleways and is renowned for its scenic walks. Racecourses within reasonable reach include Newbury, Salisbury, Goodwood, Ascot, Kempton and Sandown. There are golf courses within easy proximity including Upavon, Marlborough and Bowood. Pewsey has excellent train links to London Paddington taking under an hour.

OLD RECTORY

Old Rectory is a beautiful Grade II listed, edge of village house which dates back to the 1830's. There is an impressive entrance hall which leads onto the main reception rooms, these include a fabulous drawing room and dining room for formal entertaining. Both with floor to ceiling windows overlooking the gardens, high ceilings and open fireplaces. The current owners have extensively renovated this house and every detail of day-to-day family life has been thought of, this is evident in the design of the kitchen with a stunning, adjoining garden room and large walk-in pantry, laundry room and boot room.

The first floor has an impressive principal bedroom with a large dressing room and adjoining bathroom with 'His and Her's' sinks. There are four further well-proportioned bedrooms with lovely views over the gardens and fields.

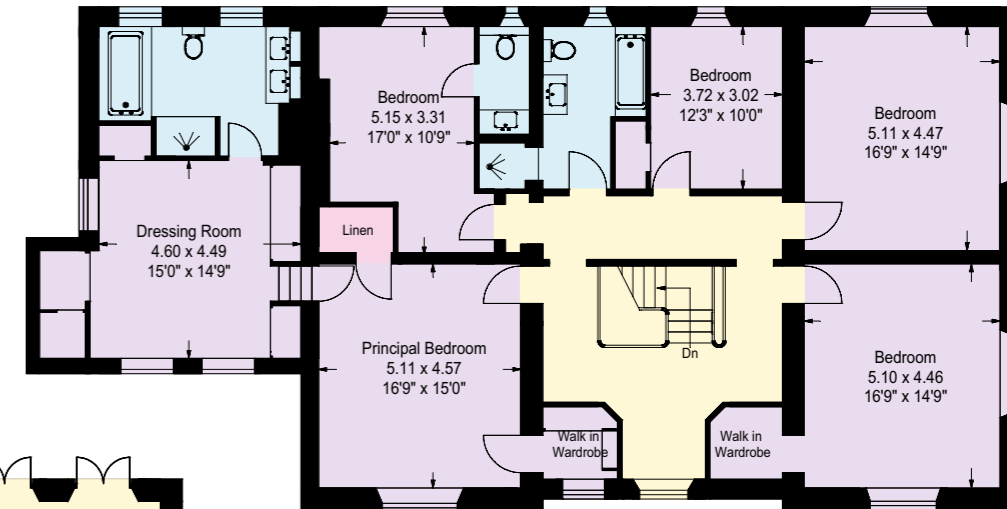




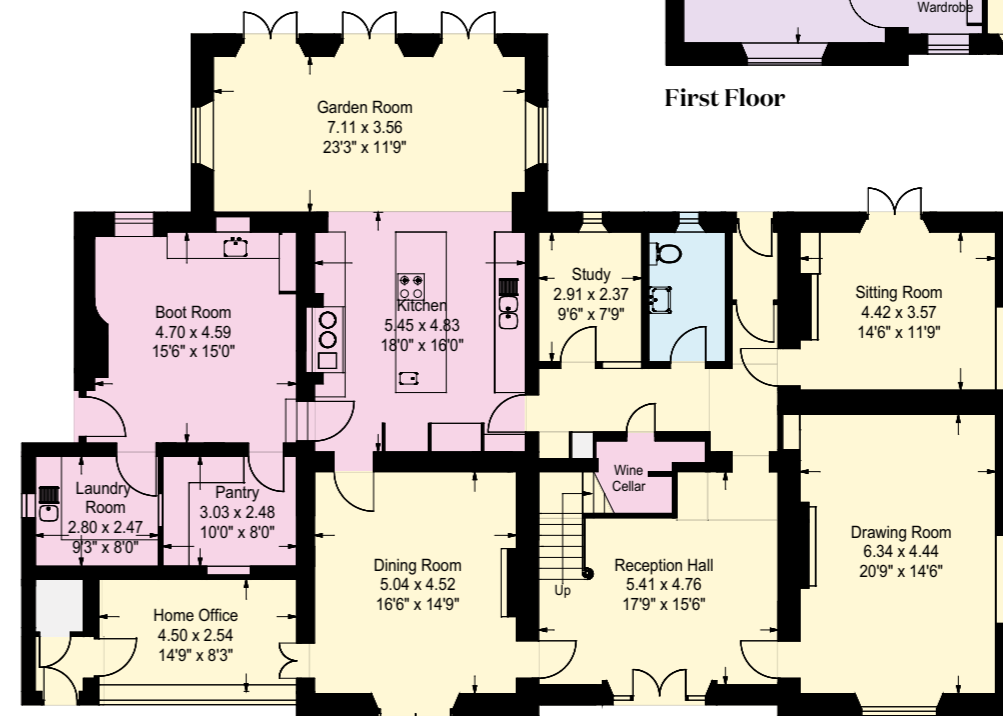




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



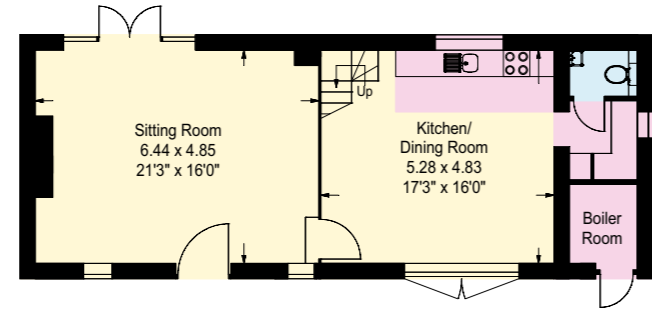
Ground Floor

Approximate Gross Internal Area
The Old Rectory: 465sq.m. or 5005sq.ft.

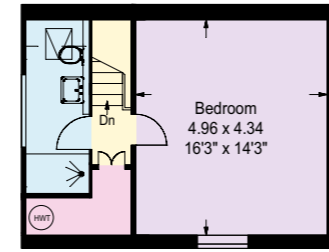
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

THE COACH HOUSE

The Coach House was converted in 2022 to become an excellent one-bedroom annexe, with a lovely kitchen, bathroom and bedroom upstairs. The Coach House would make excellent guest or staff accommodation or a wonderful home office. It has been beautifully restored leaving some of the original stable features, exposed beams and Crittall doors.



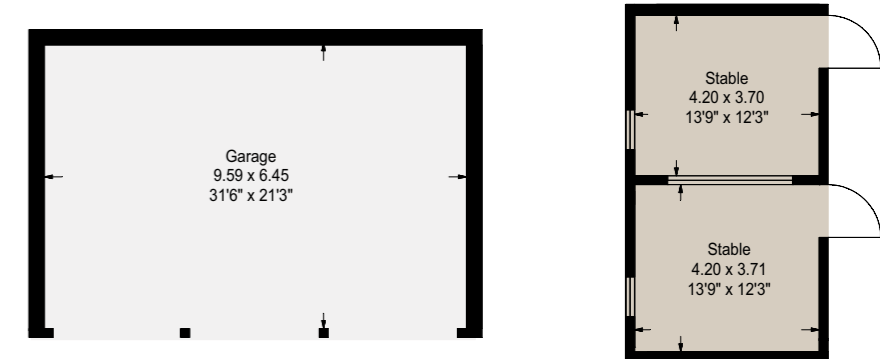
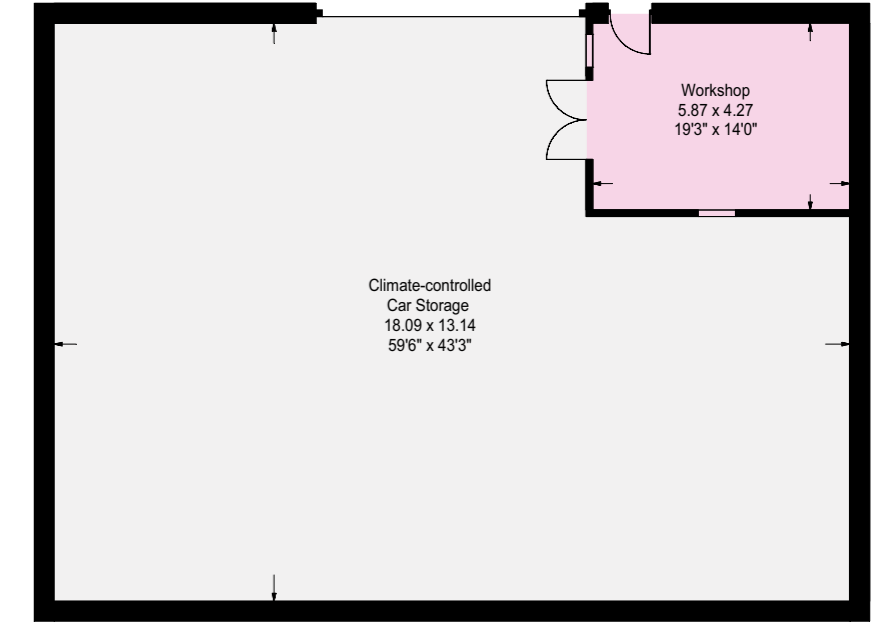
Ground Floor



First Floor

Approximate Gross Internal Area
The Coach House: 99sq.m. or 1066sq.ft.





Approximate Gross Internal Area
 Garage: 62sq.m. or 667sq.ft.
 Stables: 32sq.m. or 345sq.ft.
 Barn: 238sq.m. or 2562sq.ft.

GARDENS & GROUNDS

Set within over 5 acres The Old Rectory has a charming walled garden with mature borders, a stream at the rear of the house, a tennis court in excellent condition and a paddock towards the front of the house. There are two stables, a three-bay open garage and a workshop. The current owners have also installed an impressive twelve car storage barn with climate control.



PROPERTY INFORMATION

Services: Main House: Mains electricity, water, private drainage and oil central heating.

The Coach House: Mains electricity, water, private drainage and oil central heating.

Tenure: Freehold

Local Authority: Wiltshire

Council Tax: Band G

EPC Rating: Main House: D

The Coach House: D

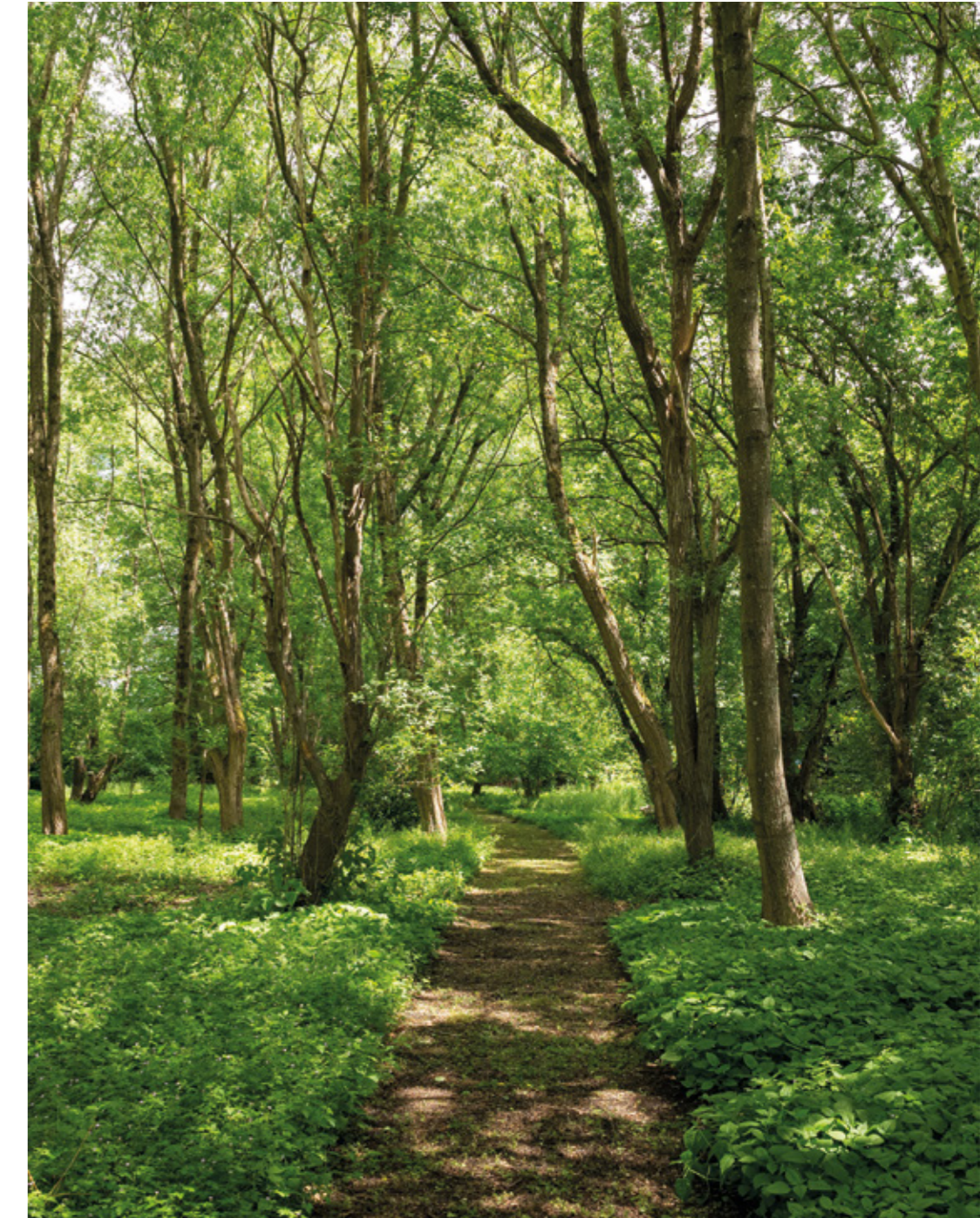
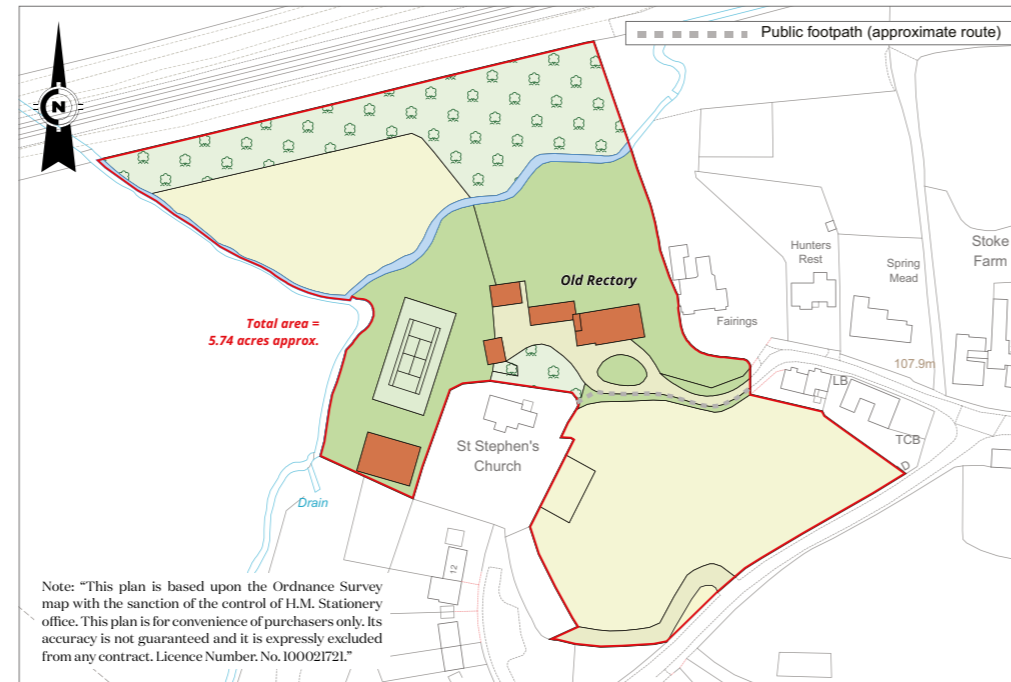
Overage: In the event of planning permission being granted for any additional residential dwelling(s) on the front field, an overage will be payable at a rate of 20% on the uplift in value for a term of 20 years from the date of completion of the purchase.

Directions

Postcode: SN9 6HQ

What3words: ///soak.project.nerves

Viewings: Viewing is strictly by appointment through Knight Frank LLP.



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