



**THE OLD BAKERY,
COLLINGBOURNE KINGSTON**

Carter Jonas

THE OLD BAKERY, 61 COLLINGBOURNE KINGSTON, SN8 3SD

AMENITIES

- Grade II Listed
- Detached Cottage
- Large Gardens
- Flexible Living Spaces
- Garage/Workshop
- Games Room/Annexe
- Driveway Parking
- Central Village Location

SITUATION

The Old Bakery is located in the popular Wiltshire village of Collingbourne Kingston and situated 8 miles south of the market town of Marlborough, on the northern edge of Salisbury Plain and southerly edge of the North Wessex Downs Area of Outstanding Natural Beauty. Collingbourne Kingston village has a pub, village hall and church. The nearby sister village of Collingbourne Ducis (1 mile) provides a post office / village shop, two public houses, a primary school and a church. A wealth of places of interest lie on the doorstep including excellent access to extensive and spectacular walks on the Downs, Vale of Pewsey and Salisbury Plain.

There are excellent preparatory schools including Farleigh and St Francis in Pewsey within proximity. In addition, it is well placed for senior schools including Marlborough College and Dauntsey's. Trains are from Pewsey to Paddington (approx. 1hr) and Andover to Waterloo (approx. 1hr 15m).

DESCRIPTION

Steeped in history, The Old Bakery once formed The Old Post Office stores and is now a family home full of period charm and character, including exposed beams, original flooring, Inglenook fireplace and even the original bread ovens from when the property was a working bakery.

The property offers flexible and versatile living spaces, including the kitchen/breakfast room, sitting room and dining room. There is also a very usual boot room upon entering the property with a built-in pantry where the bread ovens were. There is also a downstairs bedroom with bathroom, utility room and shower room, which could be utilised as an annexe for older generations or older children.

Upstairs there are four bedrooms, two of which have built in wardrobes. The bedrooms are all served by the well-appointed family bathroom.

A DETACHED GRADE II LISTED COTTAGE SET WITHIN LARGE GARDENS IN THE VILLAGE OF COLLINGBOURNE KINGSTON.



OUTSIDE

The house is approached via double wooden gates which open onto the driveway parking and access to the triple garage and workshop spaces. There is a paved patio area which is the perfect spot of sitting out in the sunshine. Steps lead up the garden which is mainly laid to lawn and interspersed with mature trees and has mature flower and shrub borders. Above the garaging is the games room, which is the perfect place for teenagers to hang out and could be converted into a separate annexe with the appropriate planning permissions. There is a further area of garden which is currently left to wild but could be utilised into more formal garden space. The plot in total extends to approx. a quarter of an acre and has lovely views of the neighbouring paddock.

GUIDE PRICE: £750,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



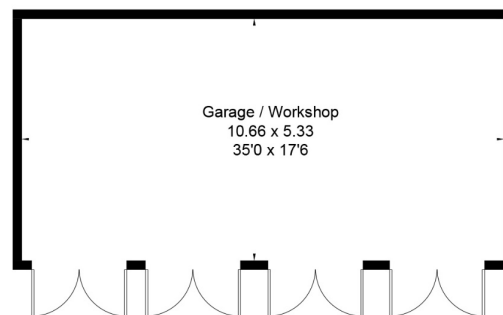
Classification L2 - Business Data

61 Collingbourne Kingston Marlborough, SN8
 Approximate Area = 2342 sq ft / 217.6 sq m
 Garage / Games House = 1167 sq ft / 108.4 sq m
 Total = 3509 sq ft / 326 sq m

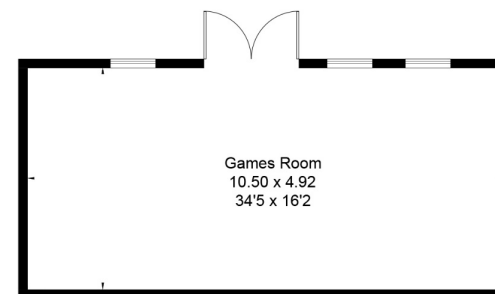


SERVICES AND MATERIAL INFORMATION

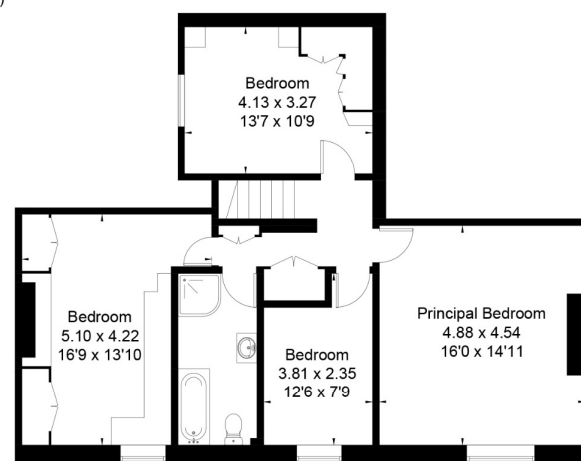
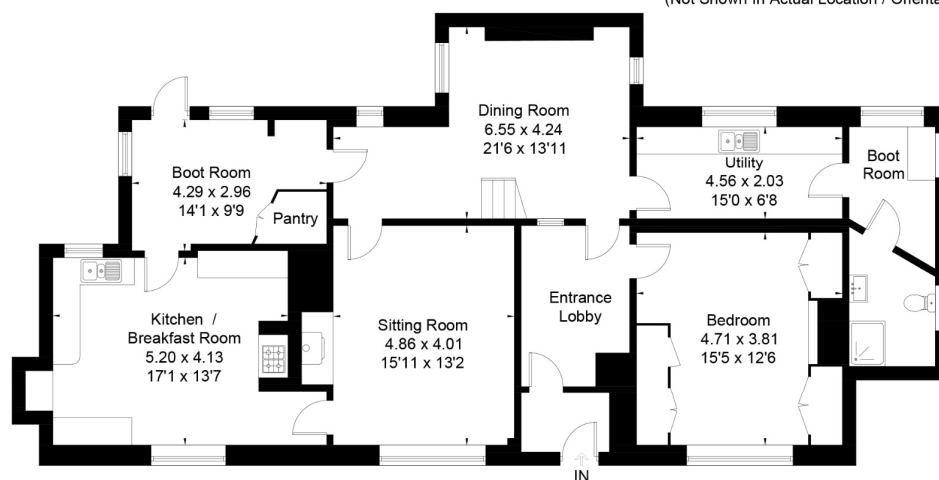
- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: F
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to Ofcom website



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #72228

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