



OLD DAIRY LANE,
WINTERBOURNE MONKTON

Carter Jonas

GLOUCESTER HOUSE, 12 OLD DAIRY LANE, WINTERBOURNE MONKTON, WILTSHIRE, SN4 9ET

AMENITIES

- Striking barn style detached house
- Light and airy accommodation
- Four bedrooms
- Three bathrooms
- Driveway parking and double garage
- Large garden
- Edge of village location
- Near to Avebury World Heritage site

SITUATION

Old Dairy Lane is located on the edge of this rural hamlet. Winterbourne Monkton faces the Marlborough Downs and is one mile north of the historic village of Avebury with its Stone Circle. The district is steeped in history with the ancient Silbury Hill and West Kennet Long Barrow within 2 miles. The village is situated about 8 miles north west of Marlborough; Swindon is about 9 miles to the north with access to the M4 from Junctions 15 and 16. There are local facilities at Avebury including a community village shop and pub and the local area provides an excellent choice of both state and public schools. Broad Hinton is just two miles away and has a good primary school. Other popular schools in the area include St Margaret's and St Mary's Calne, Pinewood Preparatory School, Marlborough College, St. Johns Academy (Ofsted rated Outstanding) and Stonar School.

DESCRIPTION

Gloucester House is a stunning and beautifully appointed four bedroom barn style property, located on a select development on the edge of Winterbourne Monkton.

Completed in 2021, the house enjoys stylish accommodation over two floors and benefits from wonderful natural light throughout, aided by the striking double height entrance hallway.

The dual aspect sitting room enjoys generous proportions and has double doors leading to the garden. The kitchen / dining room is the real hub of the home and is a great family space for cooking, eating and entertaining. The modern kitchen has a full range of built in appliances and leads around to the utility room. The ground floor also boasts a play room / home office and a cloakroom off the hallway.

Heading upstairs is a light filled landing off which all bedrooms are accessed. The main bedroom is a fabulous room and benefits from a walk-in wardrobe and ensuite shower room. The main guest bedroom has an ensuite shower room, with the final two bedrooms being served by the well-appointed family bathroom. All bedrooms overlook the garden.

A BEAUTIFULLY DESIGNED AND STYLISHLY FINISHED FOUR BEDROOM DETACHED HOUSE, LOCATED ON THE EDGE OF THIS POPULAR VILLAGE.



OUTSIDE

Approached by a large gravel driveway, there is parking outside the property in addition to the double garage. There is a small area of lawn to the front with side access leading to the garden.

The rear garden is enclosed by close board fencing to the sides and is mainly laid to lawn. There is a paved patio area, accessed off both the sitting room and kitchen / dining room, offering the perfect spot to relax and enjoy the southerly aspect. At the end of the garden and included in the title, is a wooded area with a variety of specimen trees and there is also an above ground swimming pool with flowmeter.

GUIDE PRICE: £875,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

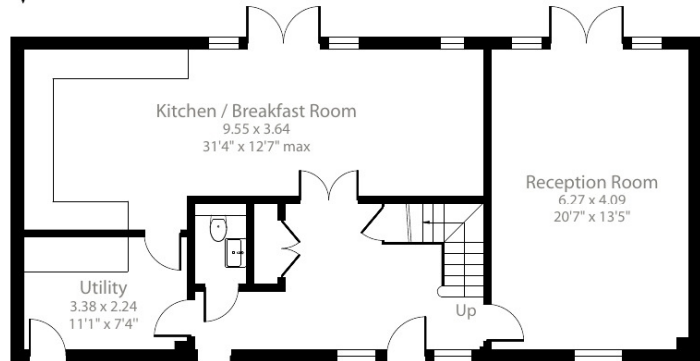
Old Dairy Lane, Winterbourne Monkton, Swindon, SN4

Approximate Area = 1926 sq ft / 179 sq m (excludes void)

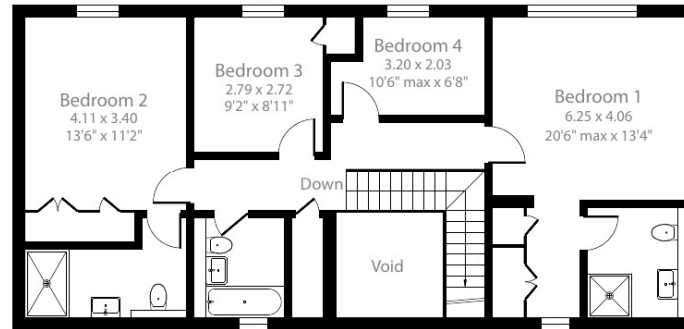
Garage = 397 sq ft / 36.8 sq m

Total = 2323 sq ft / 215.8 sq m

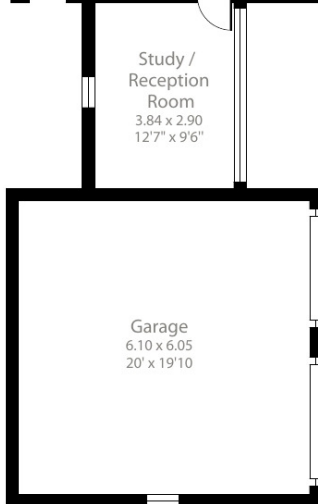
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1141374

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water. Gas fired boiler (LPG) with underfloor heating to the ground floor and radiators to the first floor. Communal treatment plant.
- Council tax band: G
- Energy efficiency rating: C
- Service charge - £1364.76pa (April '24 to April '25. Paid annually in advance.
- Broadband and mobile coverage. Please refer to Ofcom website for further details-

Marlborough 01672 514 916

93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data