



**RUSSLEY PARK, BAYDON,
MARLBOROUGH**

Carter Jonas

CHAUFFEURS COTTAGE, RUSSELY PARK, BAYDON, MARLBOROUGH, WILTSHIRE, SN8 2JY

SET IN 1.24 ACRES, THIS IS AN IMPRESSIVE AND WELL PRESENTED FOUR BEDROOM FAMILY HOUSE WITH STUNNING RURAL VIEWS AND STABLES.

KEY FEATURES

- Detached 4-bedroom Victorian house
- Two bathrooms (one ensuite)
- Stunning position and far-reaching views
- c1.24 acres in all
- Post and rail Paddock
- Detached timber stable block and tack room
- Extensive riding directly from the property
- Driveway parking and double car port
- St. Johns Academy Catchment area



SITUATION

The hamlet of Russley Park was built in the 19th century as a racehorse training establishment, the hamlet stands at the end of a no-through lane on the Lambourn Downs surrounded by wonderful downland countryside in an Area of Outstanding Natural Beauty. A network of bridleways and country lanes provide superb walking and riding. The area is approximately 1 mile from the village of Baydon which has a general store/post office, a restaurant, a primary school and a church. The area is close to a range of highly regarded state and private schools including Marlborough College, Pinewood and St John's Academy. It has excellent connections via the M4 and is close to mainline train stations at Hungerford and Swindon.

Nearby Aldbourne has further facilities include a Co-operative store and post office and two pubs. The market towns of Hungerford and Marlborough are both close by and provide more extensive shopping with Newbury and Swindon also within easy reach.

DESCRIPTION

Chauffeurs Cottage is an impressive four bedroom detached house set in a rural position on the edge of Russley Park, an Area of Outstanding Natural Beauty on the West Berkshire and Wiltshire boundary.

The house enjoys stunning views over the surrounding countryside and, given its double fronted nature, has a lovely flow to it with the main reception rooms being accessed off the welcoming entrance hallway.

The fabulous kitchen / dining room is the real heart of the home and has recently been opened up and renovated to create a truly stunning room. The kitchen features wooden surfaces, a range of fitted units and appliances and double-sided wood burning stove, shared with sitting room 2 / study. On the other side of the hall is a comfortable sitting room, with a further wood-burning stove and a door to the side leading to the terrace.

To the rear of the house and off the kitchen is a boot room, downstairs cloakroom and a useful utility room. The owners have gone to great lengths to make the house as eco-friendly as possible and keep day-to-day running costs to a minimum. A ground source heat pump and solar panels (plus a 13.5Kwh Tesla Powerwall) were installed in 2020 and the whole house is double glazed throughout.

Heading upstairs, all bedrooms are located off the generous landing. The principal bedroom enjoys great proportions and south-easterly views and boasts an ensuite shower room. There are three further double bedrooms of which are served by the modern, stylish family bathroom with bath and separate shower.

OUTSIDE

Approached via a no through lane, the property has a large, gravelled car parking area at the rear in addition to the parking available in the double car port (where there is an EV charger).

Surrounded by its own gardens and paddocks totalling 1.24 acres, the property has a good size garden which is mainly laid to lawn, which in turn leads to the stable block and paddock. There are stunning far reaching views from both the gardens and the land. There are terraces to the front and side of the house offering the ideal spots to relax or entertain in the sunnier months. The garden also boasts studio/garden room (with power), and wooden storage shed. Further storage if available in the undercroft.

The property is surrounded by a network of bridle paths. With regard to the stables and paddock, if not used for equine purposes they could lend themselves for additional storage/offices as well as amenity land.

SERVICES & MATERIAL INFORMATION

- Freehold
- Private water, private drainage (shared septic tank), Electric heating (Ground source heat pump).
- The owners receive a RHI payment for renewable energy generated by the ground source heat pump. This pays out £1125 per quarter to the homeowner until July 2027
- Benefits from double glazing throughout
- Council tax band: E
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>. The owners advise they use Starlink.

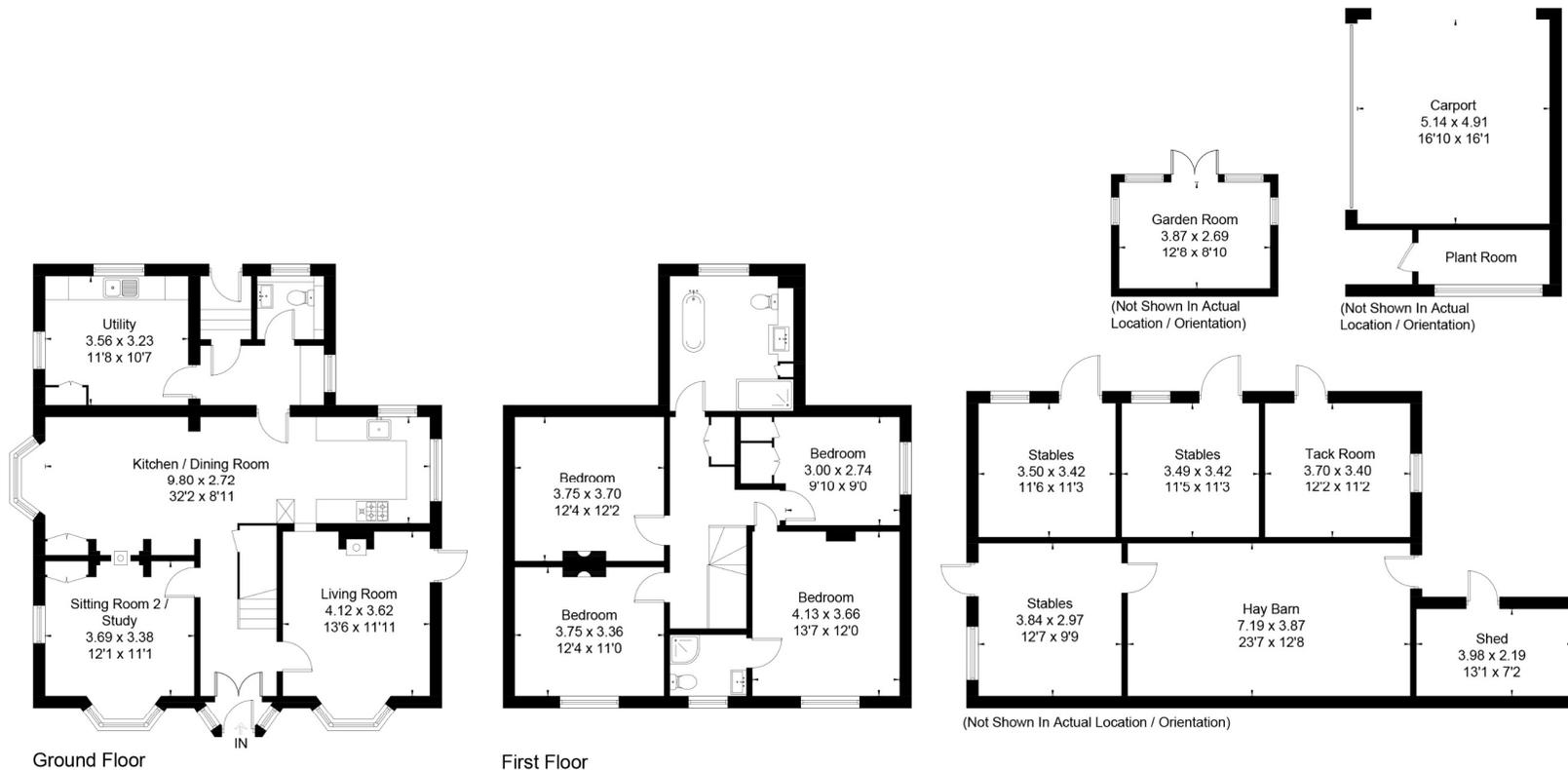
GUIDE PRICE "Offers over" £850,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Chauffeurs Cottage, Russley Park, Baydon Marlborough SN8 2JY
 Approximate Area = 1921 sq ft / 178.5 sq m
 Outbuildings = 1044 sq ft / 97.0 sq m
 Total = 2965 sq ft / 275.5 sq m



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 #91698

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