



**CLENCH COMMON,
MARLBOROUGH**

Carter Jonas

PARK HOUSE, CLENCH COMMON, MARLBOROUGH, WILTSHIRE, SN8 4DU

KEY FEATURES

- Five bedrooms
- Four bathrooms
- Impressive kitchen / breakfast / family room
- Two sitting rooms
- Dining room
- Large utility room
- Double car port and single garage
- One bedroom annexe
- Studio above car port
- Garden
- Driveway parking
- Peaceful, rural location
- Close to Marlborough

SITUATION

Park House is situated in an enviable position in the rural location of Clench Common, enjoying all of the benefits of being in the countryside, yet close to Marlborough, Pewsey Station and the M4 motorway. The property sits within an 'Area of Outstanding Natural Beauty', with numerous lovely walks directly nearby including to Martinsell Hill. Marlborough provides a broad lane of retail outlets and amenities. The wide High Street has a weekly market, and there are excellent schools, both state and private, a leisure centre, surgery, as well as several pubs and restaurants including Rick Stein and Dan's. The surrounding downland countryside provides several golf courses and there are a myriad of footpaths and bridleways to explore, with fishing on the river Kennet and the Savernake Forest on its doorstep. Communications are excellent with the commercial centres of Swindon, Newbury and Salisbury very accessible, while the M4, junction 15 - 9 miles, Junction 14 - 12 miles, provides an easy link with London and Bristol. Heathrow airport is just over an hour away.

**AN IMPRESSIVE FAMILY HOUSE WITH GOOD ANCILLARY ACCOMMODATION,
SITUATED IN A DELIGHTFUL RURAL LOCATION JUST A SHORT DRIVE FROM
MARLBOROUGH.**



DESCRIPTION

Located c3 miles to the south of Marlborough, Park House is a substantial five-bedroom family house with good ancillary accommodation.

The front door opens onto a generous hallway with hardwood flooring, creating an inviting sense on arrival. From here, double doors lead into a well-proportioned sitting room featuring an attractive fireplace.

The heart of the home is the open-plan family room and kitchen/breakfast area, forming a superb space for everyday living. The kitchen is fitted with a generous range of units, Butler sink, a central island and additional storage beneath. This room is perfectly set up for modern day family life and has doors leading to the rear garden. There is a spacious, separate dining room ideal for larger gatherings and entertaining.

Additional ground floor accommodation includes a second sitting room, which is ideal for less formal family use, downstairs w/c and separate boot room / utility.

The principal bedroom is definitely worth noting as it is double aspect with an impressive, vaulted ceiling, opening onto the balcony from where you can enjoy views overlooking the garden and the open countryside beyond. It is complemented by the modern and stylish ensuite bathroom.

The main guest bedroom is located at the front of the house and features an ensuite shower room. Two further double bedrooms share a Jack and Jill bathroom, with the fifth bedroom enjoying use of the well-appointed family bathroom.

The self-contained annexe has the flexibility to be used as secondary accommodation for the family, long term guests, a home office or perhaps even to generate income as an Air B&B.

OUTSIDE

Park House is approached via electric gates that open onto a wide gravelled driveway providing ample parking for multiple vehicles. There is a double car port and single garage offering additional parking along with handy storage. Above the car port is a fabulous studio, offering ideal overflow accommodation or a home office, as it is currently used.

The gardens surround the house and are mainly laid to lawn with a selection of mature trees and shrubs. To the rear of the house and accessed is a large, decked terrace which leads to a south-east facing paved seating area, ideal for entertaining in the warmer months.





SERVICES & MATERIAL INFORMATION

- Freehold
- Private water, Private drainage, Oil Fired Central Heating
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,600,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Clench Common, Marlborough, SN8

Approximate Area = 3636 sq ft / 337.7 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Garages = 776 sq ft / 72 sq m

Annexe = 288 sq ft / 26.7 sq m

Total = 4779 sq ft / 443.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2024. Produced for Carter Jonas. REF: 121

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Marlborough 01672 514 916

93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk

Offices throughout the UK

Classification L2 - Business