Cruck House, Kingston Road,



Shalbourne, Marlborough, Wiltshire SN8 3QH









A superbly presented picturesque Grade II listed detached house set in a popular village with a studio/office in the beautiful gardens

Andover 12 miles, Marlborough 10 miles, Hungerford 4 miles, Newbury 14 miles, Salisbury 27 miles

- A classical period detached village house set in one of the area's most sought after villages
- With many stunning period features, the accommodation is beautifully presented to offer a blend of character and light
- Three main reception rooms and a farmhouse style kitchen boasting beams and log burners
- A vaulted master bedroom, three further bedrooms and two bathrooms
- Off road parking, a cottage style front garden and a landscaped rear garden with lovely views over farmland, recently converted Studio/Home Office











Location

Shalbourne is a much sought- after and thriving village which is set on the edge of the Wessex Downs, with outstanding views and excellent walking and riding. The village has a pub, church, cricket & tennis club as well as an award- winning local shop. In addition, there is a recently created vineyard. The popular market towns of Hungerford four miles to the east and Marlborough nine miles away offer excellent local amenities including shops and restaurants. The larger towns of Newbury and Salisbury offer wider retail opportunities.

Road and rail communications are very good with easy access to the M4 (J14) and the M3/A303 and the A34, providing fast links to London, Heathrow Airport and the West Country. There are direct trains with fast and regular services to London Paddington from both Hungerford, Great Bedwyn and Andover stations.

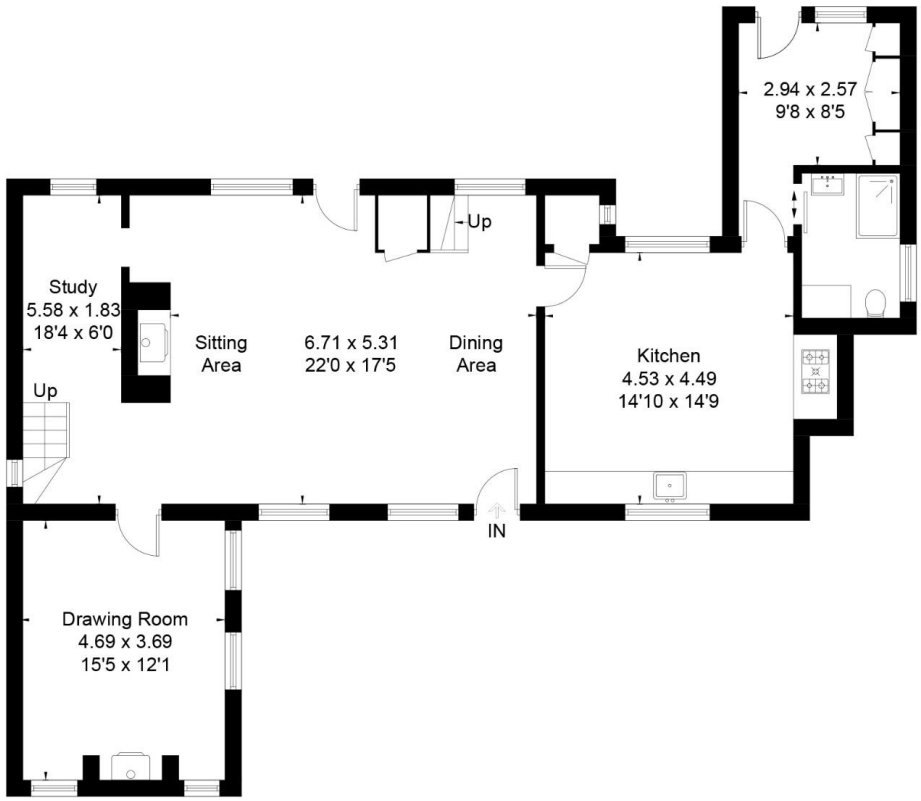
There is a wide choice of schools in the area including Inkpen, Great Bedwyn and St Katharine's primary schools. Secondary schools include, St Francis Pewsey, Cheam and Pinewood, Marlborough College, St John's Marlborough, Dauntsey's and Downe House. Dauntsey's school provides a bus service that picks up and drops off in Shalbourne.

Description

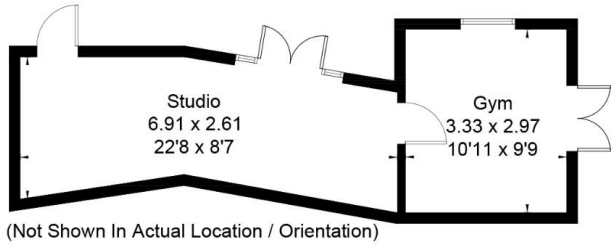
Cruck House is Grade II Listed and believed to date from the 16th Century and is of timber frame and brick elevations with some leaded light windows under a recently partially rethatched roof. The accommodation has a wealth of character with stone flagged floors beamed walls and ceiling whilst still offering light and bright living space. The house offers stylish and contemporary interiors allowing a modern and spacious feel. The ground floor has attractive stone tiled floors throughout and stripped oak doors.

A thatched porch leads into the **Dining/Sitting Room** area a double ended room with at one end an attractive inglenook fireplace and wood burning stove, original beams, and at the other a dining room area. There is a door opening out to the terrace and garden. Beyond the sitting room there is a **Study Area**, as well as a cosy **Snug/Family Room**, with a lovely fireplace and wood burning stove. The **Kitchen/Breakfast Room** is fitted with a range of bespoke cabinets, a butler's sink and an electric range cooker with induction hob, and there is plenty of space for a large dining table. There is also a **Pantry**, making space for a small fridge, dishwasher and useful shelving. The kitchen leads through to the downstairs S**hower Room/Utility Room**, and a

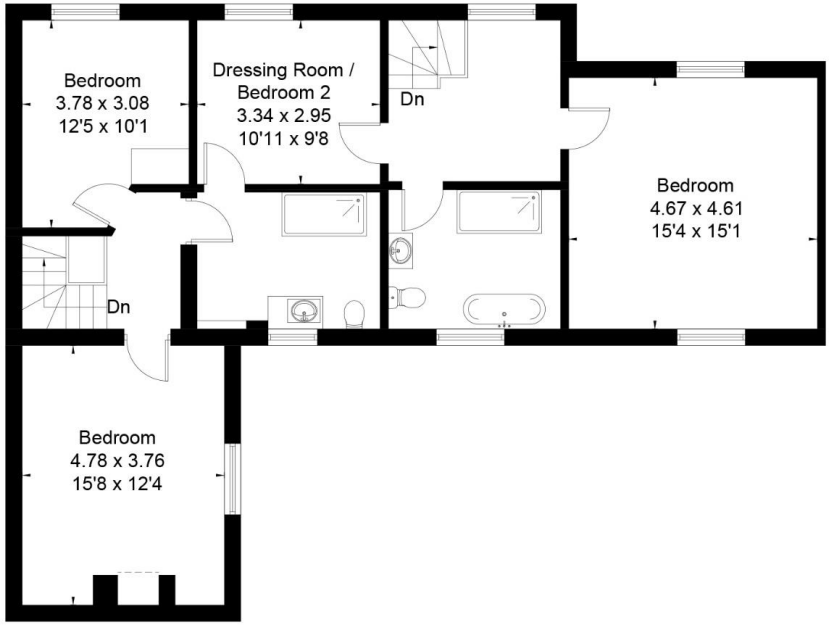
Approximate Floor Area = 207.0 sq m / 2228 sq ft
Outbuilding = 26.1 sq m / 281 sq ft
Total = 233.1 sq m / 2509 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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 #114134

separate **Boot Room** with extensive fitted cupboards including a full height fridge freezer.

There are two sets of stairs, with the main ones leading to a landing and the vaulted **Master Bedroom** with beams and polished elm floorboards. Adjoining is a **Bathroom** with underfloor heating, shower, bath, wc and hand basin. There is then **Bedroom 4/ Dressing Room** with a door leading to the secondary landing and stairs. The **Shower room,** with limestone tiling and under floor heating, wc, hand basin and shower, 'Jack and Jill's' onto the landing to serve the remaining bedrooms. There are a further **two Double Bedrooms**. There are lovely views from the three bedrooms overlooking the garden.

Outside
The property is approached via a pretty cottage style front garden bordered box hedging with a footpath flanked by well stocked flowerbeds, through to the front door. The front is wisteria clad with well stocked borders.

To one side is a gravelled driveway providing parking for two cars.

The beautiful gardens at Cruck House extend to approximately 0.35 acres. It has been cleverly designed to create different areas of lawn surrounded by smart gravel paths, box hedging, yew topiary and flower borders, as well as a number of attractive specimen trees. There is a wide terrace running along the back of the house from which to enjoy the wonderful views across the south-westerly facing garden to the countryside beyond.

The current owner has stylishly converted the outbuilding into a two-room **Office/Studio**

Tenure
Freehold

Services
Mains electricity, water and drainage. Oil fired central heating. Fibre to cabinet broadband

Council Tax
Band G

Local Authority
Wiltshire Council 0300 456 0100

Directions What three words : ///glitter.tempting.doubt







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