



**KINGFISHER HOUSE,
MARLBOROUGH**

Carter Jonas

KINGFISHER HOUSE, BATH ROAD, MARLBOROUGH, WILTSHIRE, SN8 1NR

KEY FEATURES

- Modern, detached house
- Stunning countryside views
- 0.5 miles from Marlborough High Street
- 9 bedrooms
- 4 reception rooms
- 4 bath / shower rooms (3 ensuite)
- Triple Carport and driveway parking
- Garden
- Approx. 1.02 acres in total

A SUBSTANTIAL (4135 SQUARE FEET) AND IMPRESSIVE FAMILY HOUSE LOCATED NEXT TO OPEN COUNTRYSIDE AND ONLY 0.5 MILES FROM MARLBOROUGH HIGH STREET.



SITUATION

Kingfisher House is located on the edge Marlborough, 0.6 miles from the High Street. Marlborough is a vibrant market town and the High Street enjoys the mantle of 'the widest high street in England'. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Rick Stein's, Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the independent Parade Cinema show a wide range of films and live theatre.

The leisure centre is located close to the centre of town and Marlborough golf club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival as well as a multitude of courses for all the family at Marlborough College Summer School. Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Kingfisher House is a substantial nine bedroom detached family house of brick elevations under a tiled roof and relieved by double glazed windows. The house enjoys the best of both worlds, being just 0.5 miles from the High Street yet enjoying a stunning location with views over the surrounding countryside. Set over three floors and at approx. 4135 square feet, the house offers a wonderful selection of accommodation and is beautifully presented throughout.

The large and welcoming entrance hall sets the tone for this family home, with the striking curved oak staircase and stylish Carrara marble floor. The house has been cleverly designed to offer great flexibility of space. It has light, well-proportioned rooms, with the heart of the house being the large kitchen / dining room. The modern kitchen, centred around the kitchen island, enjoys a two-oven Aga, granite work surfaces and a great selection of fitted units and integrated appliances. It really is a great entertaining room and has two sets of sliding doors leading out to the garden.

The main sitting room adjoins the kitchen and they share a double aspect wood burning stove. This room enjoys a particularly bright and airy feel given its south-westerly aspect, with lovely views out to the garden and countryside beyond.

There are two further reception spaces on the ground floor, which could have multiple uses including as a study, playroom or even home gym, depending on needs. An ample utility room (with side access for muddy boots/paws), a bespoke wine cellar set into the entrance hall floor and cloakroom complete the ground floor accommodation.

Heading upstairs, the first floor enjoys a large landing off which five of the bedrooms are accessed. The principal bedrooms benefits from an abundance of built in storage, access to the balcony and well equipped ensuite bathroom with separate shower. Two bedrooms have ensuite shower rooms and the well-appointed family bathroom serves all other bedrooms.

The top floor is accessed by two separate staircases, with two further bedrooms either side.

OUTSIDE

The house is approached through wooden gates to a gravel drive offering parking for numerous vehicles. There is a detached triple carport offering additional parking of extra outside storage space.

The house sits in a total plot of c1.02 acres and the garden mainly laid to lawn and leads to the water meadow. There is a large, south-facing patio to the rear of the property which offers the ideal spot for alfresco dining in the sunnier months and from where you can enjoy the outstanding country views.

An adjoining paddock and stables may be available by separate negotiation.





SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, gas fired central heating.
- Council tax band: G
- Energy efficiency rating: A
- Broadband and mobile coverage. Please refer to Ofcom website for more details

GUIDE PRICE £1,700,000 subject to contract

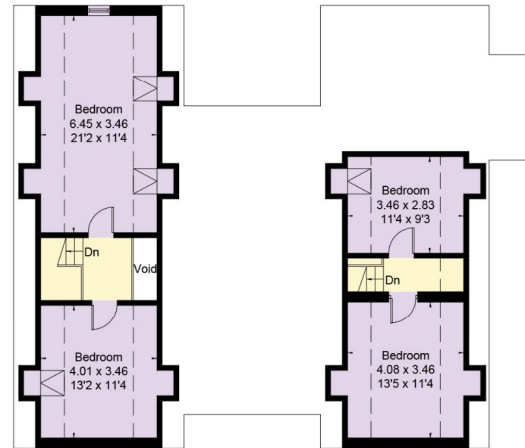
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Approximate Area = 384.2 sq m / 4,135 sq ft
 Outbuilding = 61.1 sq m / 658 sq ft
 Total = 445.3 sq m / 4,793 sq ft (Excluding Carport, Garden Store)
 Including Limited Use Area (28.7 sq m / 309 sq ft)



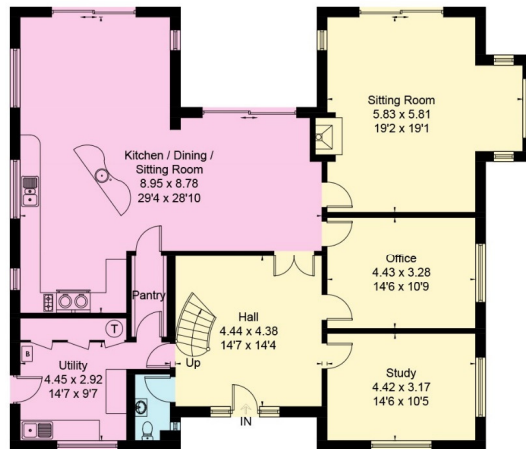
□ = Reduced head height below 1.5m



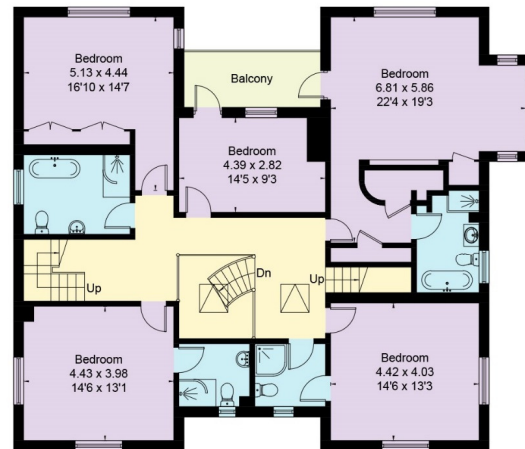
Second Floor



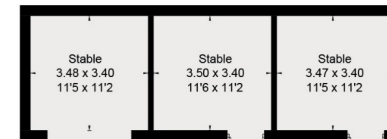
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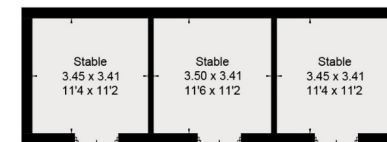
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Classification L2 - Business Data