

The Old Vicarage

Brunton, Collingbourne Kingston, Wiltshire





An impressive former vicarage with land, coach house and wonderful rural views, well placed for excellent schools

Pewsey 8 miles (Paddington 70 minutes), Marlborough 10 miles
Andover 11.5 miles (Waterloo 70 minutes), Hungerford 13 miles, M4 (J14) 18.5 miles
(All distances and times are approximate)



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Summary of accommodation

Ground Floor: Porch | Reception hall | Drawing room | Sitting room | Dining room | Study area
Kitchen/breakfast room | Pantry | Boot room | Cloakroom and cellar

First Floor: Principal bedroom with bathroom | Four further bedrooms | Family bathroom | Laundry room

Second Floor: Bedroom six with bathroom | Box room | Playroom/gym

Garden: Private mature garden with countryside views | Paddock | Coach house with potential

In all about 2 acres and 5,951 sq/ft

Situation

Distances are approximate

The Old Vicarage is a substantial family house (about 5,353 sq ft), situated in the hamlet of Brunton, on the edge of Collingbourne Kingston, a popular village to the south of Marlborough. The village has a church and village hall with nearby Collingbourne Ducis having a shop/post office and primary school.



Brunton is conveniently placed for Andover, Newbury and the popular market town of Marlborough which has a wide variety of shops and recreational facilities including a Waitrose and cinema.



Communications are excellent with Andover and Pewsey/Hungerford stations providing access to London Waterloo and Paddington respectively. The A303 provides easy access to the West Country and London.



There are many well regarded state and independent schools in the area including the primary school in Collingbourne Ducis, St Johns, Farleigh, St Francis, Marlborough College, Godolphin and Dauntseys.



The Old Vicarage

The Old Vicarage is an attractive, late Victorian home believed to date from the 1870's; it is not listed. It is tastefully presented with well-proportioned rooms and large windows which provide good natural light and high ceilings.

The welcoming reception hall has an open fire and leads to a double aspect sitting room with fireplace, a wonderful drawing room with French windows leading to a sheltered gravel terrace and a double aspect dining room with doors to the garden. At the end of the hall is a useful study area with double doors providing access to the garden. The well-appointed kitchen/breakfast room has an AGA and views over the garden and fields beyond.

There are five bedrooms, two bathrooms and a laundry room on the first floor with one/two further bedrooms, a bathroom and box room on the second floor.





Approximate Gross Internal Floor Area
 497.3 sq m / 5353 sq ft
 Coach House = 55.6 sq m / 598 sq ft
 Total = 552.9 sq m / 5951 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

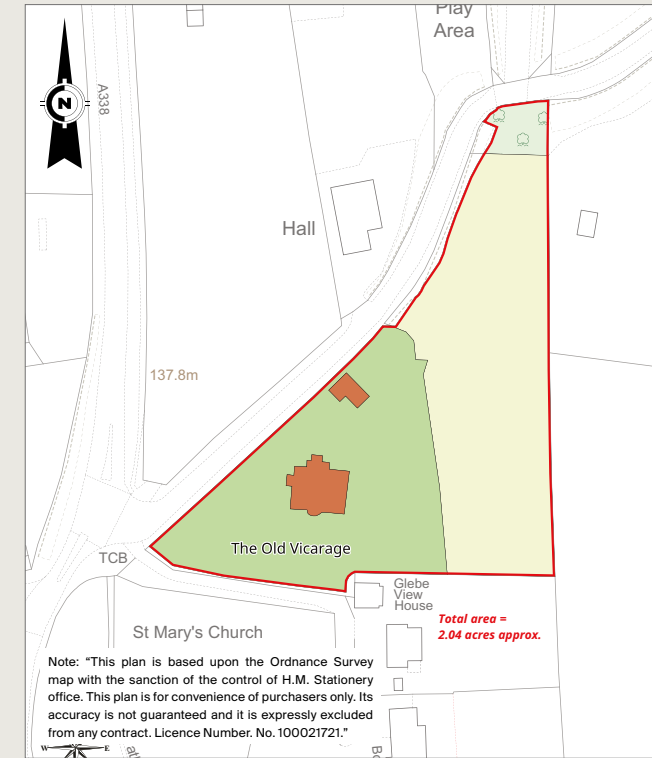


Outside

The house enjoys delightful east-facing views and sits well within its grounds. The mature garden is laid to lawn with a variety of trees and shrubs. To the east of the house is a fenced paddock accessed from the drive and garden. The property is approached via a gravel drive which leads to a parking area and porch.

A former coach house, with lapsed planning consent for conversion, provides useful garaging and storage. It needs updating and subject to planning it could be converted into a useful, self-contained annexe/studio.

A five-bar gate provides further access to the property from the lane.



Property Information

Services:

Mains water, electricity, and drainage.
Oil heating and AGA.

Fixtures and Fittings:

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.
The fitted carpets are included.

Local Authority:

Wiltshire Council.
Tel: 0300 456 0100

Council Tax:

Band G

Postcode:

SN8 3SE

what3words:

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Directions:

From Hungerford take the A338 and proceed to the roundabout in Burbage. At the roundabout turn left signed to Salisbury, Andover and Collingbourne Kingston (A338). In the centre of Collingbourne Kingston bear left at the roundabout and follow the lane along; The Old Vicarage is the first property on the right-hand side.

Viewings:

Viewing by prior appointment only with the agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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