



Owls Perch
Collingbourne Kingston, Wiltshire

Owls Perch

9 Aughton, Collingbourne Kingston, Wiltshire

A charming chalet bungalow conversion
with lovely countryside views,
sitting in a third of an acre.

Entrance hall | Kitchen/dining room | Sitting room | Office | Bedroom three | Bathroom | Utility/boot room | W.C.

Principal bedroom with Dressing room | Double bedroom | Family bathroom

Balcony with attractive garden and gate leading to further open green space

Pewsey 8 miles (Paddington 70 minutes), Marlborough 9 miles, Andover 11 miles (Waterloo 70 minutes),
Hungerford 13 miles, M4 (J14) 15 miles, Salisbury 19 miles
(Distances and times approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

01488 688540

fiennes.mcculloch@knightfrank.com

knightfrank.co.uk





Situation

Owls Perch is situated in the rural hamlet of Aughton, close to the Collingbournes.

Collingbourne Kingston has a church and a public house whilst Collingbourne Ducis offers a village shop & post office, two public houses, a church and a primary school.

The popular market town of Marlborough is under 10 miles away.

The area is well served by state and independent schools, notably Farleigh, St Francis prep school in Pewsey, Dauntsey's and Marlborough College.

Owls Perch is also conveniently placed for the regional centres of Andover, Newbury and Salisbury, giving good access to both Waterloo and Paddington.

The surrounding countryside offers a wide network of footpaths and bridleways ideal for walking, cycling and riding.

For Sale Freehold

Owls Perch is a charming chalet bungalow conversion with amazing countryside views.

Off the entrance hall is a large double aspect sitting room with French doors leading onto the terrace and a wood burning stove.

There is a impressive open plan kitchen / breakfast room which offers a fantastic entertaining space with central island, a small seating area in the corner and sliding doors leading to a terrace overlooking fields.

Off the kitchen is a utility / boot room with a door to the garden and a W.C.

At the front of the house there is a useful office and downstairs double bedroom.

The double aspect principal bedroom has an adjacent dressing room with wall-to-wall storage.

There is a further double bedroom and family bathroom with shower, bath and double basins.



The property is approached via a five-bar gate which leads to a large drive with ample parking for several cars.

The garden is in two sections, the terrace leads onto a beautiful garden with summer house. There is a gate leading onto an open garden which can be fenced off.

Accommodation

See floor plans.

Tenure

Freehold

Council Tax

Band D

EPC Rating

Band D

Guide Price

£675,000

Services

Mains water, electricity and drainage. Oil fired heating.

Local Authority

Wiltshire Council. Tel: 01380 724911

Post Code

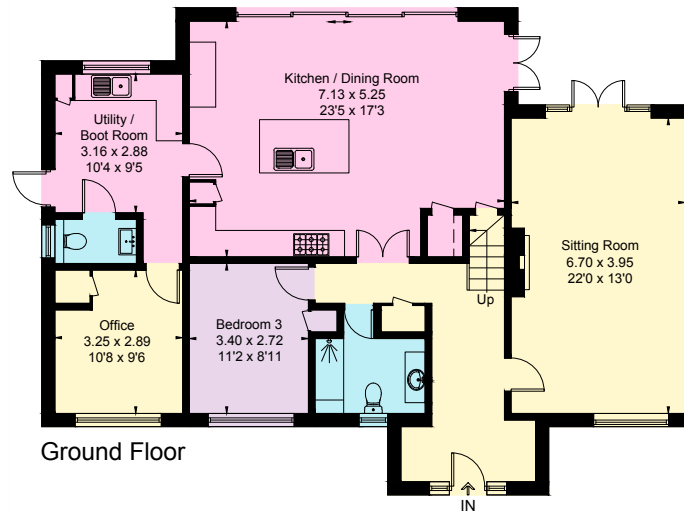
SN8 3SA

What3Words

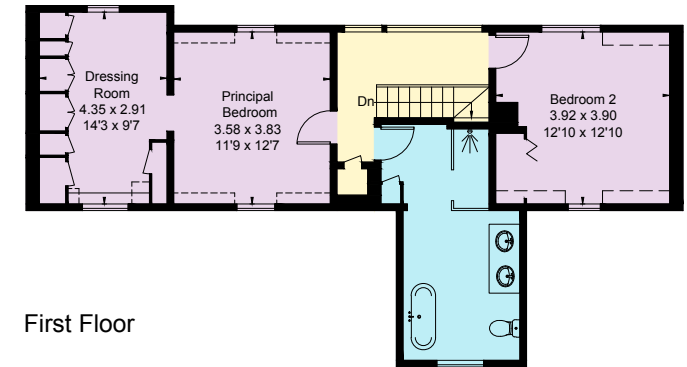
ledge.shepherdess.dose

Viewing

Viewing by prior appointment only with the agents.



☐ = Reduced head height below 1.5m



Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100023432.
Plotted Scale - 1:1250. Paper Size - A4

**Approximate Gross Internal Area = 187.3 sq m / 2,016 sq ft
Including Limited Use Area (3.5 sq m / 38 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



Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2023. Photographs and videos dated November 2022. Reference: FM HNG012278674. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.