



Applegate House

The Marsh, Wanborough, Swindon



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A rural detached house with stables, paddock and tennis court.

Entrance hall | Kitchen | Sitting room | Family room | Study | Boot room | Utility | Laundry room | Gym and two W.C.

Principal bedroom with two dressing rooms and two adjoining bathrooms | Second bedroom with adjoining shower room,
Three further bedrooms | Further shower room

Garage | Stable block | Garden and tennis court

Swindon 4.5 miles (London Paddington 60 minutes), M4 (J.15) 1.7 miles, Marlborough 9.7 miles,
Hungerford 17 miles (London Paddington 65 minutes)
(Distances and times approximate)



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Situation

Applegate House is situated on the edge of the thriving village of Wanborough, a downland village within easy reach of Swindon and the M4 motorway.

The village has a church, a number of pubs, sports facilities, doctors' surgery and a highly recommended primary school.

Swindon, Marlborough and Hungerford are within driving distance and provide more extensive shopping. The larger commercial centres of Oxford and Bath are also within easy reach.

The property is conveniently situated for access to a number of well-regarded schools including The Dragon and Summer Fields (Oxford); Pinewood (Bourton), Downe House, Brockhurst & Marlston House, Elstree, Cheam and Horris Hill (Newbury) and Marlborough College.

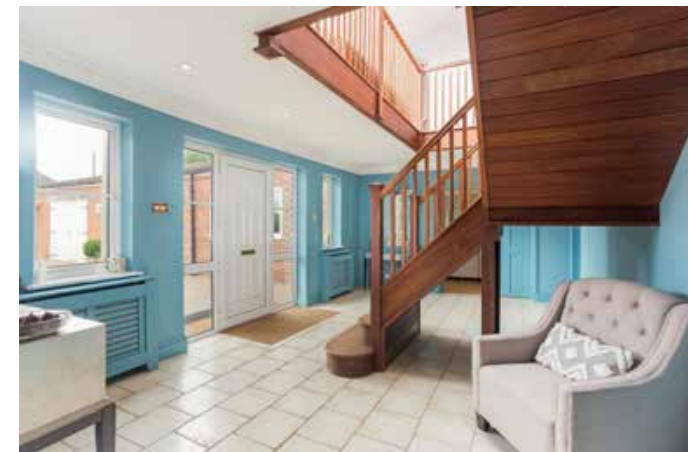
For Sale Freehold

This exceptional five-bedroom detached property is situated on a spacious 1.5 acre plot. Whilst requiring some minor upgrading, the property still boasts a range of luxurious features and includes a large private garden, paddock and a full-size floodlit tennis court.

The well-designed interior offers a comfortable living space with a living room, a large sitting room, and a vast open-plan kitchen.

The first floor features a galleried landing, a principal bedroom with a vaulted ceiling, two adjoining bathrooms (designed by Clive Christian), and a large custom-built walk-through dressing room. Additionally, there are four further bedrooms, one with an adjoining shower room and a further shower room.

This unique property offers a rare chance to own a family home with equestrian facilities and potential for further development.





Accommodation

See floor plans.

Services

Mains water, electricity & drainage. Gas fired heating.

EPC Rating

Band E

Council Tax

Band G

Local Authority

Swindon Borough Council

What3Words

Blissful.outdoor.worthy.

Postcode

SN4 0AS

Viewing

Viewing by prior appointment only with the Agents.



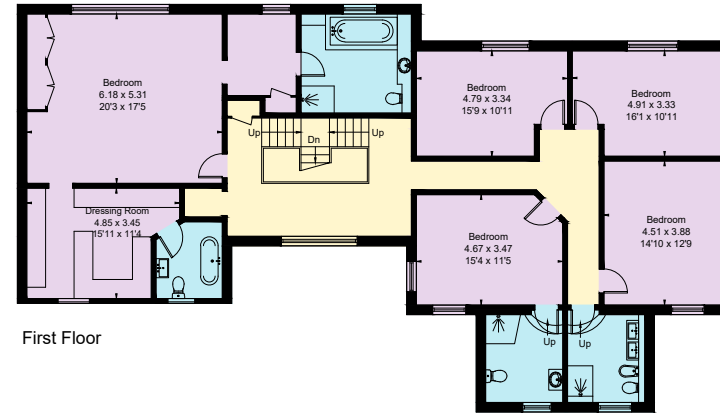
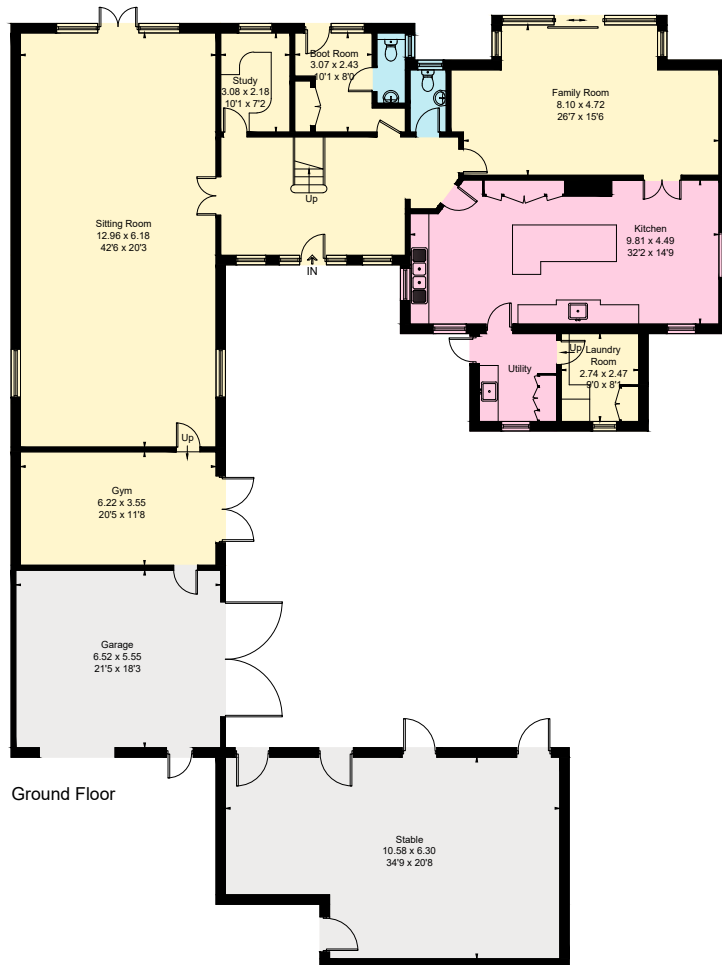


Approximate Floor Area = 475.8 sq m / 5121 sq ft (Including Garage)

Stable = 60.7 sq m / 653 sq ft

Total = 536.5 sq m / 5774 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.

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