



# Cues Farm Stables

Bishopstone



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A well-presented stable conversion with attached annexe  
on the edge of the village.

Entrance hall | Kitchen | Living room | Dining room | Utility room | Pantry | W.C.

Principal bedroom with ensuite | Three further bedrooms | Family bathroom

Attached annexe with own front door | Two bedrooms | Family bathroom | Family room | Kitchen

Parking for ten plus cars

In all approximately 0.60 acres

Swindon 7.7 miles, Marlborough 12 miles, Hungerford 15 miles, M4 (J.15) 6 miles, London Paddington via Swindon 45 minutes  
(Distances and times approximate)



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## Situation

Cues Farm Stables is situated on the edge of the popular village of Bishopstone in the North Wessex Area of Outstanding Natural Beauty and within a conservation area. The village has a thriving pub with shop, The Royal Oak, and a primary school and church. Hungerford and Marlborough are within easy driving distance and provide extensive shopping facilities including Waitrose in Marlborough and the well-known antique shops in Hungerford. The larger centres of Swindon, Newbury and Oxford are all within easy reach.

Communications are excellent with M4 junction 15 within easy reach, giving access to London, the west country, and also to the A419 giving access to the M5. Trains from Swindon are direct to London Paddington.

The surrounding countryside has numerous public bridleways and footpaths including the Ridgeway which lies to the south of the village.

There are many excellent schools in the area including Pinewood, St Johns in Marlborough, St Mary's and St Margaret's Calne and Marlborough College.

## For sale freehold

Cues Farm Stables is a charming stable conversion, right on the edge of the popular village of Bishopstone.





Step into the property and be greeted by a spacious entrance hall that sets the tone for the rest of the home. To your right, you'll find a convenient airing cupboard and a W.C., ensuring practicality and comfort for you and your guests.

As you explore further, a long corridor leads you to the heart of the home. To the left, the well appointed kitchen awaits, complete with a generous pantry that offers ample storage for all your culinary needs. Adjacent to the kitchen is a utility/boot room, perfect for managing muddy boots and pets, with a back door providing easy access to the front of the house.

The dining room, located down the corridor, features elegant French doors that open onto a lovely terrace, ideal for al fresco dining and entertaining. Next door, the inviting living room boasts its own set of French doors and a large fireplace, creating a cosy atmosphere. The two rooms can seamlessly combine through bi-folding doors, offering a versatile space for gatherings.

This property also includes three additional guest bedrooms, two of which are adorned with charming bay windows and share a well-appointed family bathroom. The principal bedroom is a true retreat, featuring abundant built-in storage, picturesque views of the garden, and an ensuite bathroom equipped with his and her sinks, a shower, and a luxurious bath.



## Annex for Versatile Living

In 2007, the current owners extended the property to include a thoughtfully designed annexe. This space is perfect for multigenerational living or can serve as a source of extra income. The annexe features a cosy family room with a log burner, a fully equipped kitchen, two comfortable bedrooms, and a family bathroom, all with its own private entrance. Additionally, the design allows for the potential of a second storey, offering even more possibilities.

## Outdoors

Step outside to discover a wraparound terrace that overlooks your private garden, providing a serene setting for relaxation and outdoor activities. A fence separates the garden from a picturesque woodland area, complete with a stream at the bottom of the property. This enchanting landscape offers lovely walking paths, enhanced by two charming bridges that link the trails.

With parking available for 10 or more cars, this property is not only a beautiful home but also a practical choice for families and guests alike.

## Services

Mains electricity, water, drainage, LPG gas.  
Fibre broadband.

## Local Authority

Wiltshire Council.

## Postcode

SN6 8PL

## EPC Rating

Band E

## Council Tax

Band F

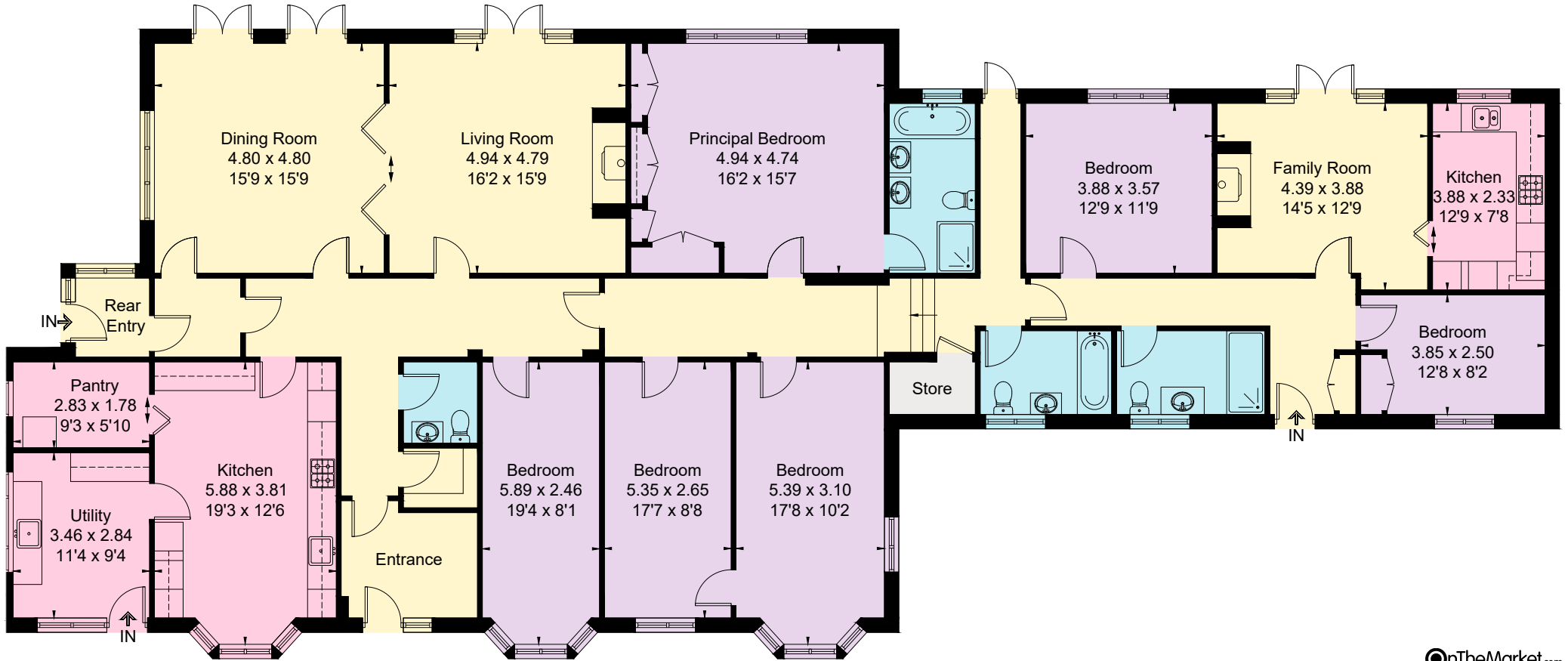
## Directions

what3words: souk.spearhead.registry



**Approximate Floor Area = 294.9 sq m / 3174 sq ft  
(Including Annexe)**

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



Main House

Annexe



**Connecting people & property, perfectly.**

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