



**Preston Barn & Coach House**  
Preston, Ramsbury, Wiltshire



# Preston Barn & Coach House

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Charming barn conversion and cottage with paddock between Ramsbury and Aldbourne.

## Preston Barn:

Hall | Sitting room | Dining room | Office | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom suite | Guest bedroom with bathroom | Bedroom three and bathroom | Mezzanine bedroom four/study

## Coach House:

Sitting room | Dining room/study | Kitchen/breakfast room | Cloakroom | Two bedrooms and shower room

Attractive gardens, apple orchard, paddock and various outbuildings

In all, about 1.24 acres

Hungerford 6 miles (Paddington 65 minutes), Marlborough 9 miles, Swindon 11 miles (Paddington 65 minutes),  
M4 (J14) 7.5 miles (Distances and times are approximate)



**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford, RG17 ONF

01488 682726  
hungerford@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



## Situation

Preston Barn and Coach House is located in Preston, a small hamlet between the popular villages of Ramsbury and Aldbourne.

Ramsbury has many amenities, including several shops, The Bell public house and café, healthcare practice and outstanding Ofsted primary school. Aldbourne has many facilities and is just over a mile from the property.

The pretty market town of Marlborough and Swindon provide a wide selection of shopping and recreational facilities.

The property is well placed for excellent communications and schools, with trains from Hungerford to Paddington taking about 60 minutes.

In addition to the village schools in Ramsbury and Aldbourne, other popular schools in the area include Pinewood, Marlborough College, St John's and Dauntseys.

## For Sale Freehold

Preston Barn is an attractive Grade II listed barn conversion dating from the 18th century. The Barn was rebuilt in the late 1980s upgraded by the current owners but now in need of updating.

The property offers versatile accommodation, including an impressive open-plan sitting room with a central wood burning stove and vaulted ceilings. The impressive staircase rises above the sitting room and leads to the first floor principal bedroom suite and bedroom two.

The tiled entrance hall leads into a dining room with good ceiling heights and exposed beams. There is a well-appointed kitchen/breakfast room with exposed timbers and an adjacent office and utility room.





There are three/four bedrooms and three bathrooms, including a ground-floor bedroom and mezzanine bedroom/study.

The property would benefit from some updating and needs re-thatching. Planning permission has been granted to add dormer windows to the first-floor guest bedroom.

The adjacent Coach House provides excellent guest or family accommodation and includes an open plan kitchen/breakfast room with a sitting room, dining room/study and cloakroom.

There are two bedrooms and a shower room on the first floor.

Doors from the breakfast room lead on to a sheltered terrace and fenced garden.

The pretty gardens are laid mainly to lawn with mature borders, trees, shrubs and an apple orchard. Beyond the garden is a paddock with various outbuildings including a workshop, log store and storage, which goes back on to a pretty winterbourne.

N.B. The Coach House is on a separate title to Preston Barn but is being sold as one property.



## Services

Mains water, electricity and gas heating.  
Private drainage.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation. Garden furniture and ornaments are not included in the sale.

## Local Authority

Wiltshire Council. Tel: 0300 456 0100

## Council Tax Bands

Coach House: Band D  
Preston Barn: Band F

## EPC Ratings

Coach House: Band C  
Preston Barn: Band D

## Directions (SN8 2HF)

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From Hungerford, take the A419 to Ramsbury and Chilton Foliat. Pass through Chilton Foliat and continue for about two miles, passing the first turning left to Ramsbury. After a series of bends, pass the next turning to Ramsbury and continue towards Aldbourne. On reaching Preston, take the right-hand turn by the thatched property signposted for Marring Hill/Baydon Manor. The entrance for Preston Barn will be found on the left-hand side after a short distance.

## Viewing

Viewing by prior appointment only with the agents.



Coach House

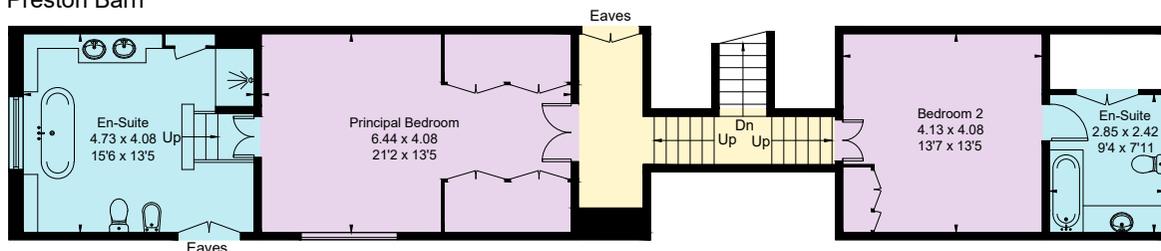




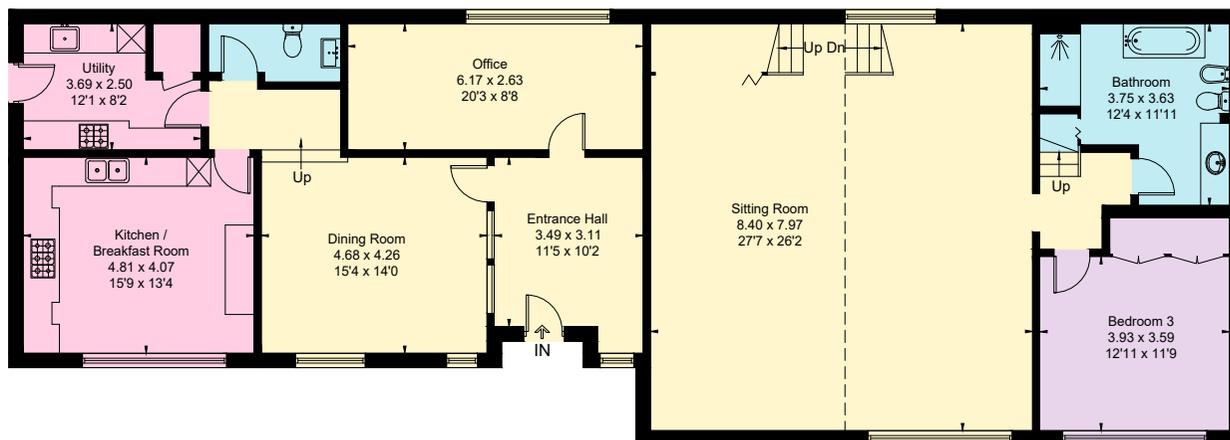
**Approximate Floor Area**  
**Main House = 302.2 sq m / 3253 sq ft**  
**Coach House = 92.8 sq m / 999 sq ft**  
**Total = 395.0 sq m / 4252 sq ft**

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

Preston Barn



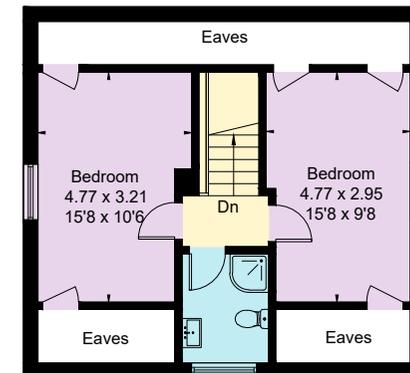
First Floor



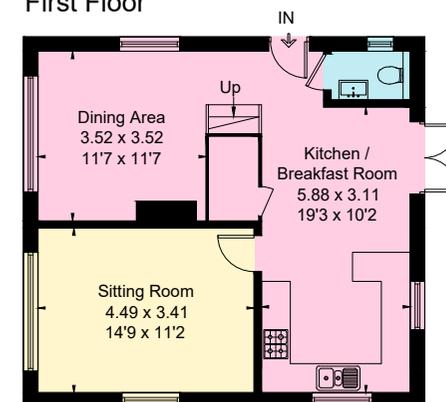
Mezzanine

Ground Floor

Coach House



First Floor



Ground Floor



**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/ways/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024. Reference: RMCW/HNG130291  
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