



**The Granary,
Collingbourne Kingston,
Wiltshire**



A stylish and impressive 4/5 bedroom former Granary innovatively converted into a spacious family home.



Situation

The Granary is a fabulous contemporary home located in the heart of Collingbourne Kingston.

It is situated in an elevated position and overlooks the church and fields beyond; it falls within a Conservation Area.

Nearby Collingbourne Ducis has a shop/Post Office, public house, church, primary school, village hall and active football and cricket clubs.

The village is conveniently placed for the regional centres of Andover, Newbury and the market town of Marlborough.

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.



*Pewsey 6 miles (Paddington 70 minutes),
Marlborough 10 miles,
Andover 11 miles (Waterloo 70 minutes),
Hungerford 13 miles,
M4 (J14) 16 miles
(Distances and times approximate)*



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

For Sale Freehold

The Granary dates back to the 17th century and is an attractive former barn that was converted in 2010.

It is incredibly light and well presented with large windows and a versatile accommodation. There are many original features including exposed beams and flagstone floors which mix well with the contemporary fittings in the property.

A wonderful double height reception hall has steps leading up to the family / games room and drawing room with modern fireplace.

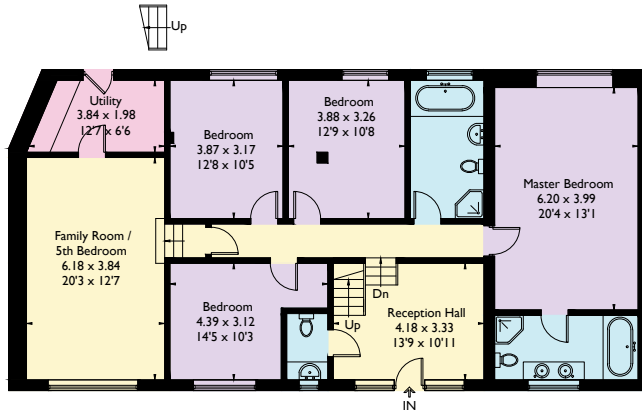
There is an impressive kitchen/breakfast room with an Aga and granite surfaces with steps up to a fantastic dining area and sitting room area, flooded with natural light.

Steps from the hall lead down to the bedrooms, utility room and large family room which could be used as an office or further bedroom.

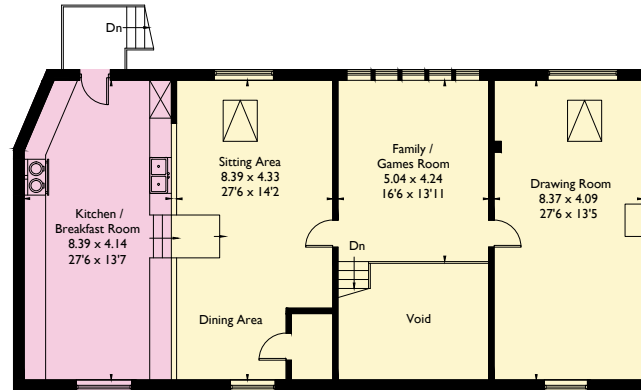
Steps from the kitchen lead down to a sheltered terrace, ideal for outdoor entertaining. The pretty enclosed south facing garden is mainly laid lawn with mature borders.

At the front of the property there is ample off road parking.





Ground Floor



First Floor

**Approximate Gross Internal Floor Area
269 sq m / 2895 sq ft (excluding void)**

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

Services

Mains water and electricity, private drainage.
Gas heating. Underfloor heating in the bedrooms and bathrooms.

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.

Local Authority

Wiltshire Council. Tel: 0300 456 0100

Post Code

SN8 3SD

Directions

From the M4, come off at Junction 14 and head south into Hungerford on the A338. Continue through Hungerford on the A338 to Burbage. At the roundabout turn left signed to Salisbury, Andover and Collingbourne Kingston (A338). In Collingbourne Kingston turn right at the mini roundabout into the Manor Farm development; The Granary is located at the top on the left hand side.

Viewing

Viewing by prior appointment only with the agents.

Knight Frank
Ramsbury House
22 High Street
Hungerford
RG17 0NF

knightfrank.co.uk

I would be delighted to tell you more.

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