



**MANOR FARM,  
COLLINGBOURNE KINGSTON**

**Carter Jonas**

# THE BARN HOUSE, MANOR FARM, COLLINGBOURNE KINGSTON, MARLBOROUGH, WILTSHIRE, SN8 3SD

A STYLISH AND IMPRESSIVE SIX BEDROOM BARN CONVERSION LOCATED IN A POPULAR VILLAGE LOCATION.

## KEY FEATURES

- Barn conversion with vaulted ceilings
- Grade II Listed
- Fabulous open plan space
- c4423 square feet
- 6 Bedrooms (2 ensuite)
- Two further bath/shower rooms
- Garage & Driveway parking
- Two terraces with land at rear
- Village location
- Stunning views



## SITUATION

The Barn House is located in the popular Wiltshire village of Collingbourne Kingston and situated 8 miles south of the market town of Marlborough, on the northern edge of Salisbury Plain and southerly edge of the North Wessex Downs Area of Outstanding Natural Beauty. Collingbourne Kingston village has a pub, village hall and church. The nearby sister village of Collingbourne Ducis (1 mile) provides a post office / village shop, two public houses, a primary school and a church. A wealth of places of interest lie on the doorstep including excellent access to extensive and spectacular walks on the Downs, Vale of Pewsey and Salisbury Plain.

There are excellent preparatory schools including Farleigh and St Francis in Pewsey within proximity. In addition, it is well placed for senior schools including Marlborough College and Dauntsey's. Trains are from Pewsey to Paddington (approx. 1hr) and Andover to Waterloo (approx. 1hr 15m).

## DESCRIPTION

Dating from the 18th Century, The Barn House is one of several stylish boutique barn conversions which make up the notable Manor Farm development, converted as part of a small and exclusive development in 2009.

At 4423 square feet, this unique Grade II Listed barn provides extensive accommodation and benefits from an abundance of natural light throughout and a genuine feeling of space.

The main living space is open-plan and fully appreciates the spectacular internal timber structure of the building. Whilst open plan, the space has been cleverly furnished to create a number of different reception spaces, all with their own charm and use. Flagstone flooring, with under floor heating, runs throughout the ground floor.

The beautifully fitted double aspect kitchen/breakfast room has an electric five oven Aga and an extensive range of units and modern appliances.

The ground floor accommodation is completed by a guest bedroom (with ensuite shower room), a cloakroom and separate utility room. There is also access to the integral garage.

The main staircase leads up to a large galleried landing, which is currently used as an office, which leads through to the principal bedroom with a vaulted ceiling, walk-in wardrobe and a well-appointed ensuite shower room. There is also a further bedroom, shower room and separate storage area.

At the far end of the house, accessed via a separate staircase, are three further bedrooms which are served by the well-appointed family bathroom.

## OUTSIDE

The house is approached via a tarmac shared driveway leading to a gravelled, post and rail bordered drive with parking for numerous vehicles. There is a single garage providing additional parking (with 7kw EV charger) or handy storage and there is a small lawned area, with sleeper edging and a flower border, to the front of the house.

The rear garden is split into three parts. Accessed off the main reception area, there is a large terrace extending the whole length of the property. Steps then lead up to a decked area, a wonderful spot to sit back and relax and from where there are fine sweeping views across the valley. During his tenure, the owner has acquired additional land adjoining the rear garden (c0.28 acres), from where the views are even more spectacular and far reaching.





Classification L2 - Business Data

## SERVICES & MATERIAL INFORMATION

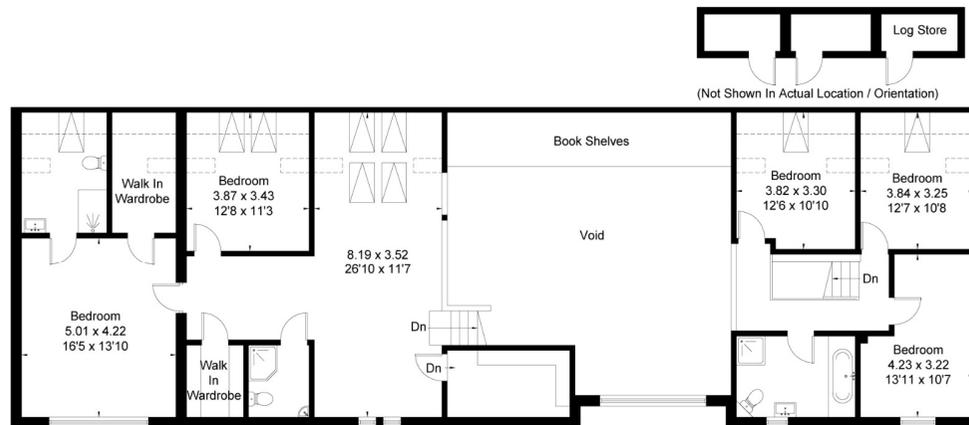
- Grade II Listed
- Freehold
- Mains water, mains drainage. LPG and Underfloor heating.
- Council tax band: G
- <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £1,000,000 subject to contract

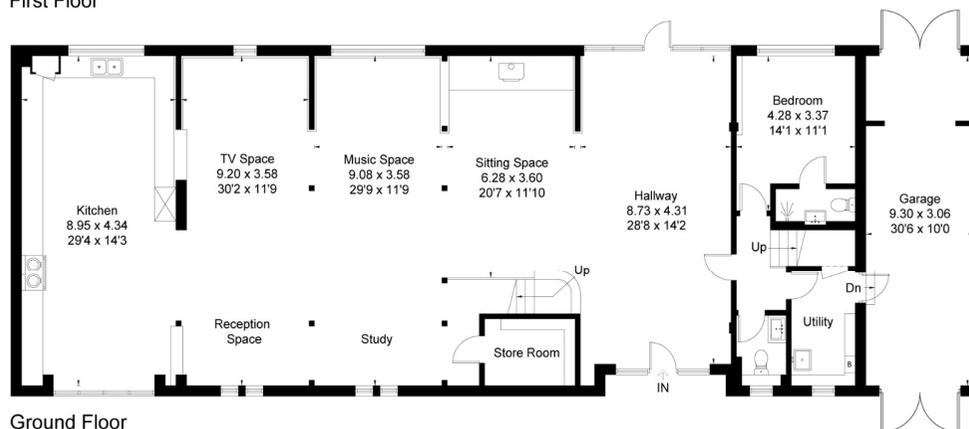
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



The Barn House, Manor Farm, Collingbourne Kingston Marlborough SN8  
 Approximate Area = 4423 sq ft / 410.9 sq m  
 (Including Garage/ Excluding Void)  
 Outbuilding = 74 sq ft / 6.9 sq m  
 Total = 4497 sq ft / 417.8 sq m



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72667

**Marlborough 01672 514 916**  
 93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
 Offices throughout the UK

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