

The Stables
Beechingstoke, Nr Pewsey
Wiltshire



Strutt
& Parker

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6/7 bedrooms | 4 bathrooms | 6 reception rooms
Walled garden | Swimming pool | Paddocks | Outbuildings/field shelter
3,856 sq ft (358 sq m) | Approximately 2.5 acres | Freehold

Guide price: £1,395,000



An attractive and valuable un-listed family house offering stylish and versatile accommodation with swimming pool, walled garden and adjoining paddocks

The property

The Stables occupies a wonderful position in the small village of Beechingstoke and comprises a more recently built family house together with a period former stable block which originally belonged to the manor house opposite. The stable block has been converted into a fabulous contemporary living space and linked to the main house, hugely increasing the overall accommodation.

The property is beautifully presented throughout with stylish and contemporary interiors creating a cool and elegant vibe. The reception hall is at the centre of the house and leads into a useful study/office area, and adjoins the spacious sitting room which has an open fire with an attractive mantelpiece surround, and large windows and French doors opening out to the terrace and garden. Beyond the sitting room there is a garden room, also with doors to the garden. The smart kitchen/breakfast room is fitted with painted shaker-style wooden cabinets, an Aga range cooker and natural stone flooring, and there is plenty of space for a dining table. The kitchen opens into a good sized dining room with wooden flooring and a beautiful aspect across the garden. Beyond the kitchen there is a utility room, and inner hallway which leads through to the additional accommodation/annexe. Upstairs on the first floor there are four bedrooms, including a delightful principal bedroom with en suite bathroom, and large windows giving a fabulous view of the garden and surrounding countryside. There is also a family bathroom on this floor.

The inner hall downstairs leads through to the secondary accommodation/annexe which comprises a large kitchen, spacious living area and shower room on the ground floor, and two/three bedrooms and a bathroom upstairs. This accommodation is directly connected to the main house and could be used as further reception rooms and bedrooms, or offers excellent versatility for a number of uses including as an annexe for multi-generational living.

Outside

The delightful garden lies to the rear of the property and is mainly laid to lawn, edged with attractive mixed flower borders, shrubs and yew columns, and is enclosed by a lovely old cob wall. Formerly the vegetable garden for the manor, it has a private and secluded feel, and a 'secret' summerhouse is tucked away behind attractive wooden doors. There is a swimming pool with a paved terrace surround, and a timber framed pool house, and a wide stone terrace runs across the back of the house, ideal for outside entertaining. There is also a garden store and two greenhouses.

In addition, the property also includes pony paddocks extending to approximately 2 acres which lie just across the track to the side of the house.

The property is approached from the village lane across a gravel driveway providing plenty of parking for a number of vehicles.





Location

The small village of Beechingstoke lies in the heart of the Pewsey Vale, on the edge of Woodborough and the Marlborough Downs, and close to both Pewsey and Marlborough. The house is surrounded by beautiful countryside and there are numerous footpaths and bridleways offering fantastic walking, riding and cycling opportunities. There is an active local community and good local amenities including a primary school, cafe and garden centre in Woodborough, and The Millstream pub at Marden. Nearby Pewsey is only 5 miles away and offers an excellent range of facilities including a train station, primary school, large supermarket, doctor's surgery, tennis club, leisure centre and various shops and cafes. The beautiful market town of Marlborough offers further amenities including a Waitrose supermarket, a wide range of shopping, and a weekly market. Devizes, Salisbury and Bath are also within easy reach.

Communications are very good with easy access to the M4 and the A303 linking with London and the West Country, and Pewsey and Swindon stations both provide direct train services into London Paddington.

There is an excellent choice of highly regarded schools in the area including Woodborough primary school, St Francis Pewsey, St John's Marlborough, Marlborough College, Dauntsey's and St Mary's Calne.

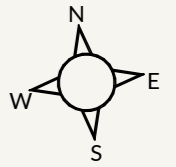


The Stables Beechingstoke, Pewsey

House internal area 3,856 sq ft (358 sq m)

Outbuildings internal area 974 sq ft (90 sq m)

Total internal area 4,830 sq ft (449 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Postcode region: SN9

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Council Tax: Band G

EPC Rating: F


Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Strutt & Parker Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707 | newbury@struttandparker.com

 @struttandparker [struttandparker.com](https://www.struttandparker.com)

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