



Aughton Farmhouse, Aughton,
Collingbourne Kingston, Marlborough, Wiltshire SN8 3RY

A WELL PROPORTIONED LISTED FARMHOUSE WITH A 3,700 SQ FT BARN, SWIMMING POOL, SET IN 8.6 ACRES OF GARDENS AND PADDOCKS, STABLING AND PLANNING CONSENT TO BUILD A 1,000 SQ FT STUDIO

Location

Aughton is an attractive hamlet set at the edge of the village of Collingbourne Kingston and at the edge of Salisbury Plain. The hamlet lies 9 miles south of the popular market town of Marlborough, 10 miles east of Andover and 10 miles from Hungerford. These towns provide a wide range of retail and leisure facilities.

There are a range of schools in the area with a primary school at Collingbourne Ducis, Farley, Pinewood and St Francis prep schools, St Johns Marlborough, Marlborough College, Dauntseys and St Margaret and St Mary's Calne.

The A303 lies 8 miles to the south linking with the M3 and Junction 14 of the M4 lies 17 miles to the northeast. Stations at Hungerford, Pewsey and Andover provide rail services to London Paddington and Waterloo respectively.

The house, set down below the road, lies in a

total of 8.6 acres of its own land at the edge of the village in a rural location with views over the valley.

Description

This Grade II Listed period farmhouse, believed to date from the late 1700's, is of brick and flint elevations under a pitched tiled roof and arranged over two storeys. The accommodation is beautifully presented and provides ideal family living in a Country House style. The property, subject to the relevant consents, could well lend itself to extension.

On the ground floor there is a panelled **Entrance Hall** with sweet chestnut crown cut flooring, a double aspect **Drawing Room** with a large open fireplace and french windows to the terrace, a **Sitting Room** with an open fireplace and built-in bookcases. There is a generous **Kitchen/Dining Room** with a range of bespoke units with granite work surfaces incorporating a

a four door oil fired AGA with electric oven and hob, a double Belfast sink. A door leads to the **Study** and **Utility Room** with units and a sink with space and plumbing for washing machine and drier.

Upstairs there is a **Master Bedroom** with built in wardrobes, a **Guest Bedroom**, a large **Bathroom** with roll top bath, vanity unit with double hand basins and granite surfaces and **2 further Double Bedrooms** and a **Family Shower Room**.

Outside

The property is approached by way of its own drive leading to a parking area in front of the house which is set behind a bank of mature Yew and other trees creating a woodland garden. The gardens, bordered in part by walls, lie behind and to the side of the house and are principally laid to lawn with a traditional range of plantings including alliums, beech hedging,

fruit trees including cherry and apple trees. There is a substantial flagstone terrace ideal for entertaining.

Set at the edge of the garden overlooking the fields is a heated swimming pool with a low profile retractable glazed cover allowing for its use either open or closed. There is a changing room/pool house attached to the Barn.

Barn

The barn represents an amazing opportunity to a purchaser to create space to suit their own requirements subject to the relevant consents. Currently it is used for storage and stabling and is of oak framed construction on a brick plinth and extending to some 3,700 sq ft.

Planning

Consent was granted to build an Artists Studio with Mezzanine level, (ref:17/06615/FUL) extending to 1070 sq ft. See plans below.





Land

The land lies to the west of the house and has its own access from the road. Extending to some 7.5 acres, it is used as permanent pasture with a picturesque winterbourne, its own water supply and a mixture of post and rail, electric tape and post fencing.

Services

Mains water, electricity and drainage. Oil fired central heating and AGA.

Local Authority

Wiltshire Council Tel: 0300 4560100

Agents Note

i) The owners of Aughton Farmhouse have a right to first refusal in the event that either of the cottages on the drive approach become available for sale.

ii) Covenants related to development of the site will be included in the conveyance. Please do refer to the agents for further information.

Directions

From Marlborough take the A346 south towards Salisbury, pass over the roundabout at Burbage and follow the A338. After about 3 miles on entering the village of Collingbourne Kingston take the first drive to the left which will lead down to Aughton Farmhouse.



Farm House Floor Plan



Studio Elevation



Studio Site Plan



Land Plan



Important Notice

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