

Lane House



Lockeridge, Marlborough, Wiltshire



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estate agents



Lane House, Lockeridge, Marlborough, Wiltshire SN8 4EQ

Marlborough 3 miles, Swindon 13 miles(London Paddington 55 mins), J15 M4 10 miles, Pewsey 7 miles, Devizes 12 miles

A SUBSTANTIAL EDGE OF VILLAGE FAMILY HOUSE WITH AN ANNEXE, STABLES, TENNIS COURT AND LAND, SCOPE TO EXTEND SUBJECT TO THE RELEVANT CONSENTS

Entrance Hall, Dining Hall, Drawing Room, Sitting Room, Kitchen, Utility Room.

Master Bedroom Suite, Four Further Bedrooms and Two Bathrooms.

Annexe, 6 Car Garage, 3 Stable Blocks, Tennis Court, Gardens and Paddocks

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SITUATION

The dramatic landscape of The Marlborough Downs surrounds the village of Lockeridge. The market town of Marlborough lies c.3 miles to the east and provides an excellent range of shopping, leisure and educational facilities. The larger regional centres of Swindon lies c.13 miles to the north, and the World Heritage City of Bath is c.27 miles to the west and offer a comprehensive range of services.

Communications are excellent, with regular train services to London/Paddington from Swindon (c.55 minutes) and from Pewsey (c.65 minutes). J15 of the M4 lies c.10 miles to the north. There is an extensive network of rides and walks in the area and other leisure opportunities are plentiful, with golf courses at both Marlborough and Ogbourne St George.

A wide range of schools in the area include a primary school in Lockeridge, St John's Marlborough and Marlborough College, Dauntseys, West Lavington, and St Margaret's and St Mary's Calne.

Lockeridge is a charming Kennet Valley village offering a public house and primary school and Lane House is set in an elevated position at the edge of the village with fine views over open fields to downland beyond.

DESCRIPTION

Lane House is a substantial family house built in the 1960's of brick elevations under a pitched tiled roof, and arranged over two floors. The well maintained accommodation has well-proportioned and spacious reception rooms offering flexible, light and airy accommodation, in a country house style. The house subject to the relevant consents could well suit extension.

Entrance Hall with chequered tiled flooring with wide timber front door, leads to the **Dining Hall** with beech wood flooring and sweeping staircase rising to the first floor. Double panelled doors lead from the dining room to the double-aspect **Drawing Room** with oak parquet flooring and a Robert Adam-style fireplace with timber and marble surround. French windows lead to the terrace and front garden. A **Cloakroom** lies off the dining room with a door leading through to the **wc**. The **Kitchen/Breakfast Room** with terracotta tiled flooring has a 4-oven oil-fired Aga and a range of timber units with Belfast sink. A **Rear Hall** with a secondary staircase leads to the **Sitting Room** with an open fireplace with timber and tiled surround, flanked either side by alcove bookshelves with storage cupboards below. The large **Utility/Boot Room** also lies off the rear hall, with terracotta tiled flooring and a range of fitted floor and wall-mounted cupboards with a stainless-steel sink and plumbing for washing machine, dryer and electric cooker point, and also houses the oil-fired boiler.

On the first floor there is an elegant **Landing** with a tall arched picture window. The **Master Bedroom Suite** has a **Dressing Area** with 3 built-in double hanging cupboards with storage cupboards above and a double-aspect Bedroom with **en suite Bathroom**. There are **4 further Bedrooms** and **2 further Bathrooms**.

ANNEXE AND GARAGE BLOCK

This detached barn-style property is of timber-clad and block construction under a pitched tiled roof. The accommodation consists of a self contained flat on the first floor with a large six car garage on the ground floor. The garage is ideal for classic or high quality car storage and the accommodation comprises **Hall/Utility Room** with plumbing for a washing machine, space for a dryer, and fitted wall units. This room also houses the boiler cupboard with oil-fired boiler. A staircase rises to the loft-style annexe with oak flooring and comprising a landing, **Living Room** with **Kitchen Area** with a range of fitted floor and wall units with work surfaces and stainless-steel sink, space for fridge and plumbing for a dishwasher, Diplomat electric oven and 4-ring hob with extractor fan above. An arch leads through to the **Double Bedroom** with 2 eaves storage cupboards. A **Bathroom** with chequered tiled flooring, bath and wc, completes the accommodation on this floor.

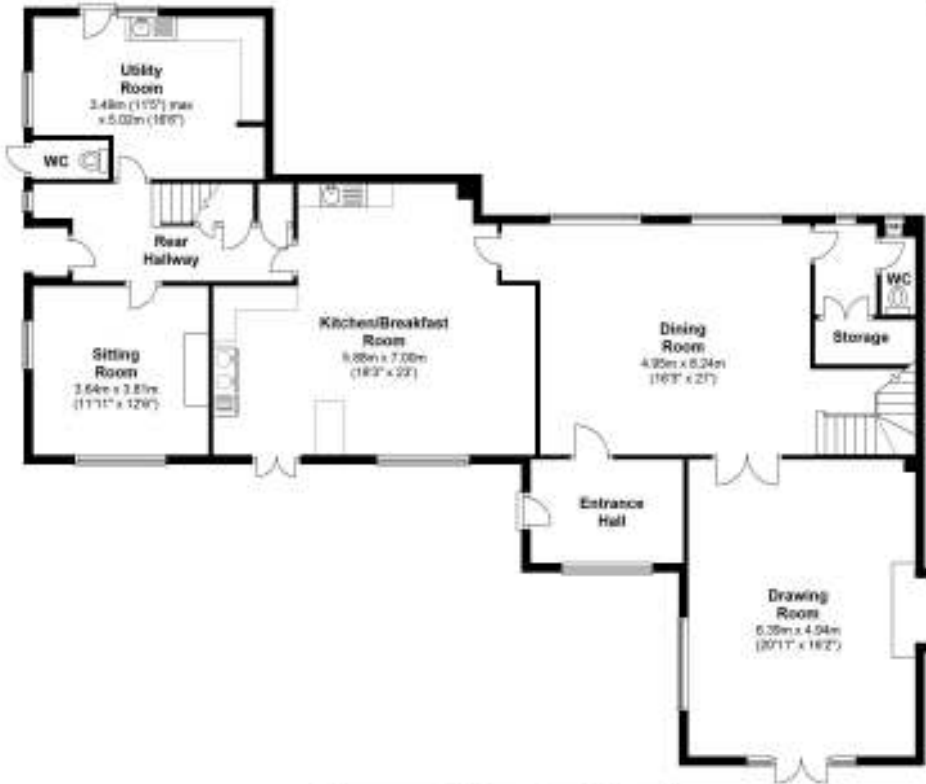
OUTSIDE

The house is set privately in 4.2 acres of gardens and paddock and is approached via double timber gates and drive leading to a parking area. A pathway and steps lead to the front and rear doors. Facing is the annexe and garage block with to one side a track leading through to the stable blocks, the hard tennis court and the well established vegetable garden with individual beds.



Ground Floor

Approx. 161.5 sq. metres (1738.3 sq. feet)



Total area: approx. 296.5 sq. metres (3191.4 sq. feet)



Ground Floor

Approx. 65.1 sq. metres (704.4 sq. feet)



First Floor

Approx. 85.0 sq. metres (914.5 sq. feet)



Total area: approx. 182.0 sq. metres (1959.0 sq. feet)

The gardens lie to the south, east and west of the house and are principally laid to lawn, with a large number of mature fruit, silver birch, oak and walnut trees giving an established feel to the property. The rear garden has been landscaped to provide a terraced rockery with cascade and pond, and has been densely planted with a range of grasses and shrubs. The land lies to the south of the property and is bordered by established hedging and fencing and divided into two paddocks with parkland – style placing of specimen trees and an orchard.

STABLES

There are three stable blocks of timber construction which have recently been re roofed and benefiting from electricity and water supplies, incorporating six loose boxes, a tack room and a store room.

LOCAL AUTHORITY

Wiltshire County Council Tel. 0300 456 0100, www.wiltshire.gov.uk

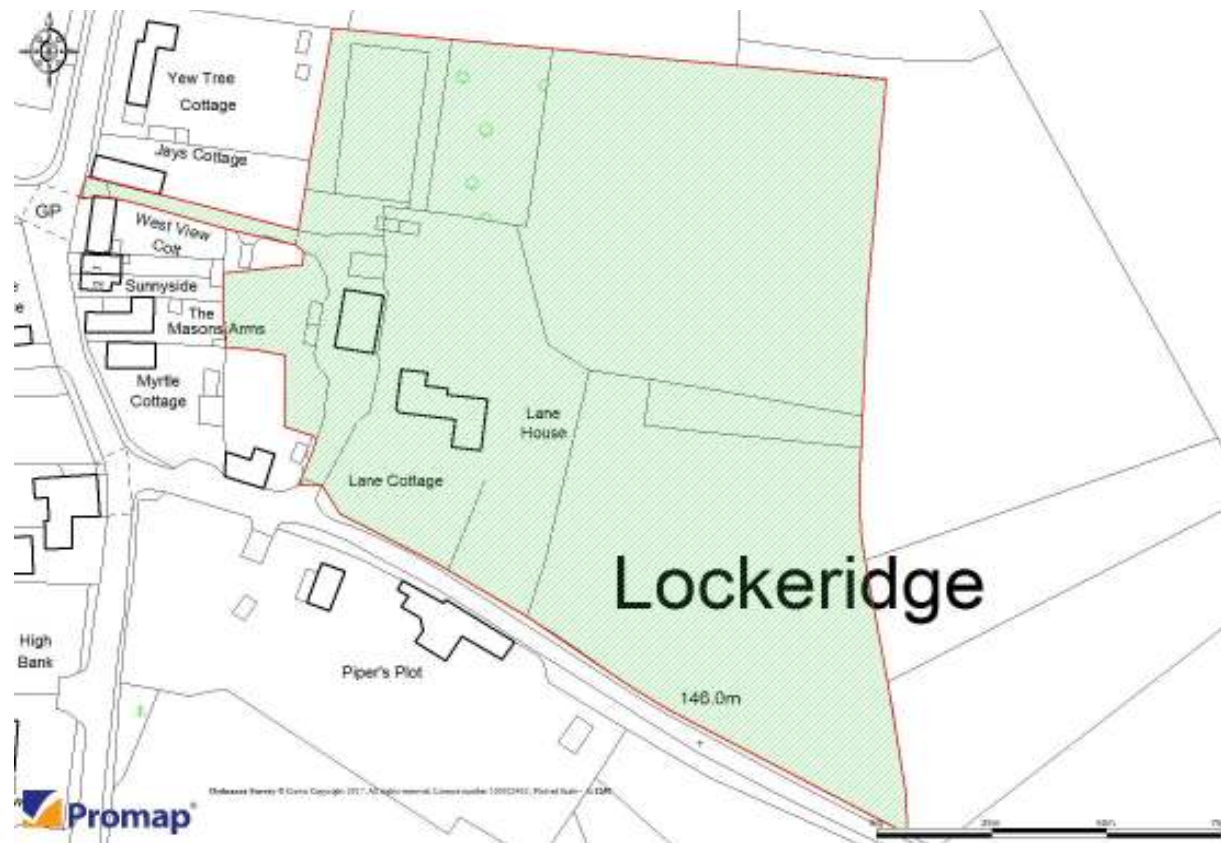
SERVICES

Mains water, electricity and drainage, oil-fired central heating. Broadband Est speed 7Mbps, fibre available (www.uswitch.com)

EPC Rating: F:28

DIRECTIONS

From Marlborough follow the A4 west for c. 2.5 miles, and turn left signposted Lockeridge. In Lockeridge take the turning to the left, after passing the school on your right. Lane House is shortly to be found on the left-hand side.





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