



LOCKERIDGE,
MARLBOROUGH

Carter Jonas

SELKLEY HOUSE, LOCKERIDGE, MARLBOROUGH, WILTSHIRE, SN8 4EL

KEY FEATURES

- Central village location
- c3.5 miles from Marlborough
- Open plan Kitchen/Dining/Sitting room
- Study
- Indoor Swimming pool
- Principal bedroom with dressing room and ensuite
- 3 Further bedrooms
- Double garage
- Plant / Laundry / Shower room
- Beautiful garden

AN INDIVIDUAL AND STYLISH CONTEMPORARY DETACHED HOUSE OF OVER 3000SQ FT IN THIS SOUGHT AFTER KENNET VALLEY VILLAGE.



SITUATION

Selkley House is an architect designed contemporary property, quietly located in the centre of the desirable village of Lockeridge. The area is designated as being of 'Outstanding Natural Beauty' and the centre of the village is a conservation area predominately period houses and some individual modern. A short walk from the house is the popular village pub, The Who'd A Thought It, and the village school. A wide range of facilities and further outstanding schools are available in the nearby market town of Marlborough. The property is approximately 11 miles to the south of Junction 15 of the M4 motorway. There are train stations at Swindon, Great Bedwyn and Pewsey taking approximately 1 hour to connect to London Paddington. The river Kennet flows through the village, which is in close proximity to West Woods and the Marlborough Downs for walking and leisure pursuits.

DESCRIPTION

Selkley House is a highly desirable detached three/four-bedroom modern house, built in 1994 with architecturally interesting detail making for a sophisticated and stylish property. The house is located right in the centre of the village yet enjoys great privacy.

The house benefits from great natural light throughout and offers a real feeling of space. It is arranged over two levels with the ground floor comprising of a vast open plan kitchen / dining / family room. A fabulous space for entertaining and despite its grand proportions and open plan layout, the room enjoys clearly defined spaces.

The stylish and recently installed kitchen benefits from an abundance of fitted units, a central island with inset sink, Electric AGA, Grohe hot water tap and a bespoke pantry cupboard. A door leads through into the utility room come prep kitchen with oven, grill, hob, Belfast sink, further bespoke storage and a door providing side access.

Off the main reception area is a spacious study which also has access to the decked terrace. From here, doors lead through to the pool room with fabulous, vaulted ceiling, with a 10m heated swimming pool and plant/utility room which also benefits from a shower cubicle. A spiral staircase leads to a gallery / studio space and then onto the fourth bedroom.

A remarkable staircase leads to the three bedrooms, one with a dressing room and magnificent ensuite bathroom comprising a freestanding bath and large walk-in shower. Two further bedrooms, both with fitted cupboards, are serviced by the well-appointed family shower room.

OUTSIDE

The house is approached via electric gates to a gravelled drive with ample parking in front of the double garage.

A particular feature of this special property is the sublime rear garden, a private and tranquil area that the current owners have transformed. There is a large, decked terrace from the back of the house that allows the garden to flow from the sitting room, study and the pool room. This offers a great area in which to entertain with feature lighting and stone water feature. There are landscaped flower beds surrounding the lawn with mature shrubs, box hedging and seasonal flowers that bring the garden to life throughout the year.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil fired central heating
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

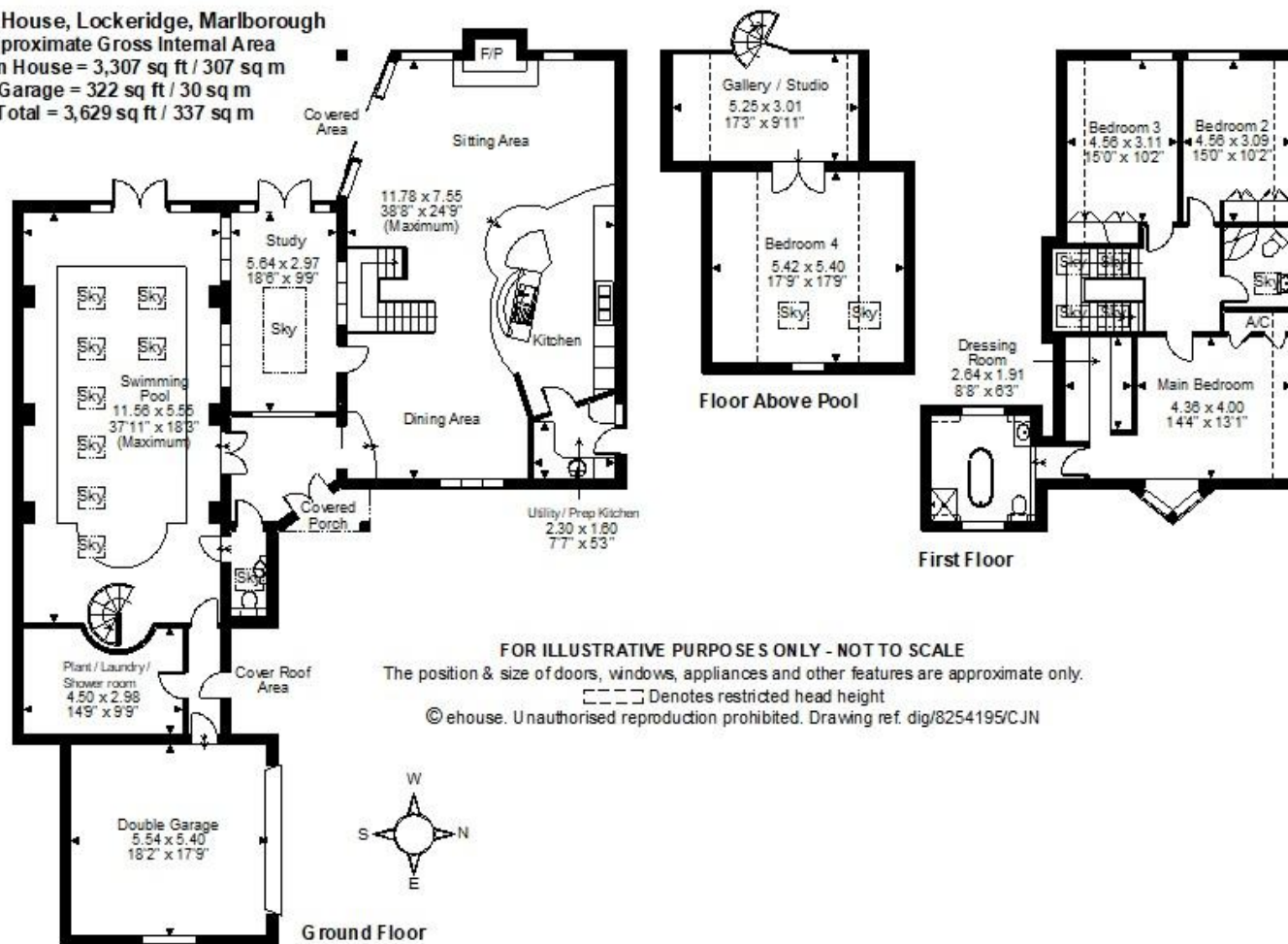
GUIDE PRICE £970,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Selkley House, Lockeridge, Marlborough
 Approximate Gross Internal Area
 Main House = 3,307 sq ft / 307 sq m
 Garage = 322 sq ft / 30 sq m
 Total = 3,629 sq ft / 337 sq m



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Classification L2 - Business Data