



**THE DAIRY BARN, OLD DAIRY LANE,
WINTERBOURNE MONKTON**

Carter Jonas

THE DAIRY BARN, 7 OLD DAIRY LANE, WINTERBOURNE MONKTON, SN4 9ET

A BEAUTIFULLY DESIGNED AND STYLISHLY FINISHED THREE BEDROOM HOUSE, LOCATED ON THE EDGE OF THIS POPULAR VILLAGE.

KEY FEATURES

- o New barn conversion
- o Rural location
- o Large south-westerly facing garden
- o Three bedrooms
- o Three bathrooms
- o Immaculately presented
- o Open plan kitchen/living/dining room
- o Two large garden pods
- o Views of countryside and neighbouring Church



SITUATION

Old Dairy Lane is located on the edge of this small village. Winterbourne Monkton faces the Marlborough Downs, with a pub and church and is one mile north of the historic village of Avebury with its Stone Circle. The district is steeped in history with the ancient Silbury Hill and West Kennet Long Barrow within 2 miles. The village is situated about 8 miles north west of Marlborough; Swindon is about 9 miles to the north with access to the M4 from Junctions 15 and 16. There are local facilities at Avebury including a community village shop and pub and the local area provides an excellent choice of both state and public schools and is within the catchment area of St. Johns Academy (Ofsted rated Outstanding). Broad Hinton is just two miles away and has a good primary school. Other popular schools in the area include St Margaret's and St Mary's Calne, Pinewood Preparatory School, Marlborough College, and Stonar School.

DESCRIPTION

Set within a charming rural setting, this beautifully presented three-bedroom, three-bathroom barn conversion combines characterful design with generous modern living, all complemented by a substantial garden ideal for both entertaining and everyday enjoyment.

The property, which forms an end section of a long barn, has been thoughtfully designed to showcase the charm of its characterful features while offering light-filled, versatile accommodation suited to contemporary lifestyles. Exposed features, high ceilings and clean architectural lines create a warm yet refined atmosphere throughout, which is particularly highlighted by the vaulted entrance hall welcoming you to the property.

The accommodation flows well, with well-proportioned living spaces that enjoy views over the surrounding garden, creating a strong connection between indoor and outdoor living. The kitchen and reception areas, which are based around the central wood burning stove, provide ideal spaces for both relaxed family life and hosting guests.

Each of the three bedrooms is generously sized, with the benefit of three bathrooms offering flexibility for families and guests alike.

The property has been finished to the highest of standards throughout which can be appreciated with the attention the detail in every space, making the home 'move-in-ready'.

OUTSIDE

The property enjoys a generous and well-designed garden, providing an excellent balance of outdoor entertaining space and practical versatility. Immediately adjoining the barn are two attractive patio areas, creating a natural extension of the living accommodation and an ideal setting for al fresco dining, summer gatherings, or relaxed evenings outdoors.

Beyond the patio, the garden opens out to offer ample space for both recreation and planting, while maintaining a good degree of privacy. The garden extends to approximately 0.5 acres and contains a small copse, beyond which are delightful views over the countryside. Although a larger garden, it has been kept as low maintenance by use of a robot mower. A particular highlight is the presence of two separate garden pods, offering superb flexibility for modern living. These versatile structures are perfectly suited for use as home offices, creative studios, or a home gym, allowing buyers to separate work or fitness from the main house while still enjoying the garden setting and views over a Sarsen stone wall of the neighbouring Church. To the front of the property is a large drive with space for four cars.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water. Gas fired boiler (LPG) with underfloor heating to the ground floor and radiators to the first floor. Communal treatment plant.
- Council tax band: F
- Energy efficiency rating: C
- Service charge - £1385 per annum
- Ultrafast broadband
- Electric car charger on front drive

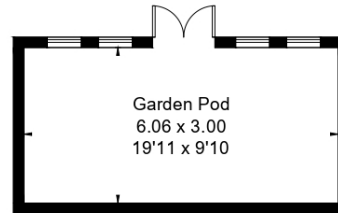
GUIDE PRICE £800,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

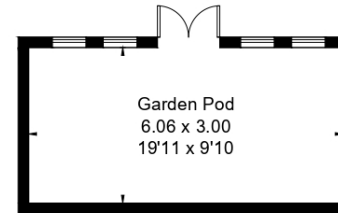




Old Dairy Lane, Winterbourne Monkton Swindon, SN4
 Approximate Area = 1902 sq ft / 176.7 sq m
 Garden Pods = 391 sq ft / 36.3 sq m
 Total = 2293 sq ft / 213 sq m

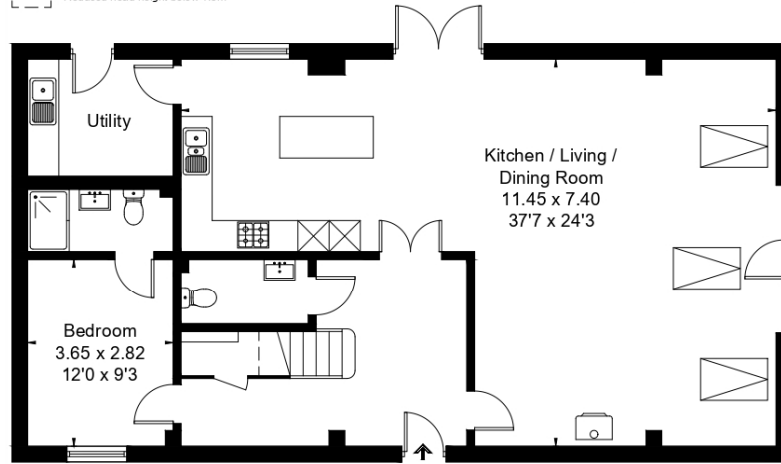


(Not Shown In Actual Location / Orientation)

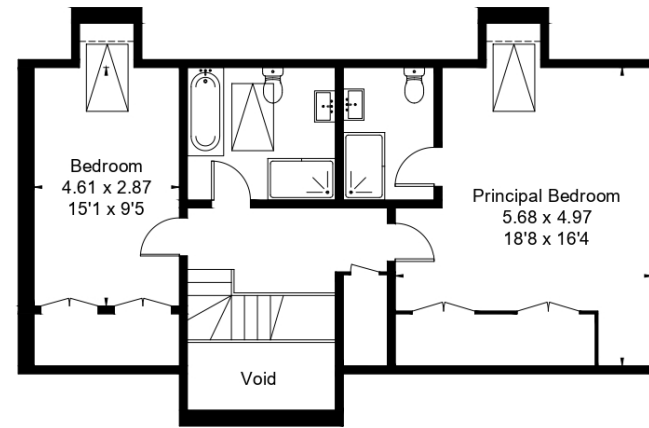


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First 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 #104240

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Classification L2 - Business Data