



BAYDON,  
MARLBOROUGH

Carter Jonas



# THE CLOCK HOUSE, 4 THE MEWS, RUSSLEY PARK, BAYDON, MARLBOROUGH, WILTSHIRE, SN8 2JY

## AMENITIES

- Main bedroom with en-suite
- Three further double bedrooms
- Family bathroom
- Open plan sitting/dining room
- Modern, fitted kitchen
- Study
- Beautiful rear garden
- Stunning countryside views
- Garage & driveway parking

## SITUATION

The hamlet of Russley Park was built in the 19th century as a racehorse training establishment, situated at the end of a no-through lane on the Lambourn Downs surrounded by wonderful downland countryside in an Area of Outstanding Natural Beauty. A network of bridleways and country lanes provide superb walking and riding. The area is approximately 1 mile from the village of Baydon which has a general store/post office, a restaurant, a primary school and a church. The area is close to a range of highly regarded state and private schools including Marlborough College, Pinewood and St John's Academy. It has excellent connections via the M4 and is close to mainline train stations at Hungerford and Swindon.

Nearby Aldbourne has further facilities include a Co-operative store and post office and two pubs. The market towns of Hungerford and Marlborough are both close by and provide more extensive shopping with Newbury and Swindon also within easy reach.

## DESCRIPTION

The Clock House is an exceptional four-bedroom family home, thoughtfully finished to an impeccable standard throughout.

Of particular note is the expansive 30-foot sitting/dining room which enjoys great natural light, thanks to dual-aspect windows that frame picturesque front-facing views. Bi-fold doors seamlessly connect the living space to the charming garden, enhancing its indoor-outdoor appeal.

The ground floor also features a stylish home office, a generously sized kitchen/breakfast room with extensive storage and worktop space, and a stable door leading directly to the garden. There's ample room for a dining table, making it ideal for both everyday living and family meals. A large under-stairs storage cupboard offers handy storage space.

Heading upstairs, there are four spacious double bedrooms, including the stunning principal bedroom with its own en-suite

**A STYLISH AND BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM HOME SITUATED IN A DELIGHTFUL RURAL LOCATION WITH DRIVEWAY PARKING AND A GARAGE.**



shower room. Most rooms enjoy captivating views of the surrounding countryside. The family bathroom is beautifully appointed with both a bath and a separate shower.

## OUTSIDE

Approached via a no through lane, the property enjoys ample car parking to the front. The garage offers additional parking and/or extremely useful storage space.

A large, paved terrace is accessed off the sitting room and kitchen, offering the ideal spot to sit out and enjoy the garden and peaceful surroundings. The garden itself is mainly laid to lawn, flanked by flower beds with a good range of shrubs and trees. There is a raised terrace at the rear of the garden, ideally positioned to make the most of the evening sun.

**GUIDE PRICE:** £550,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

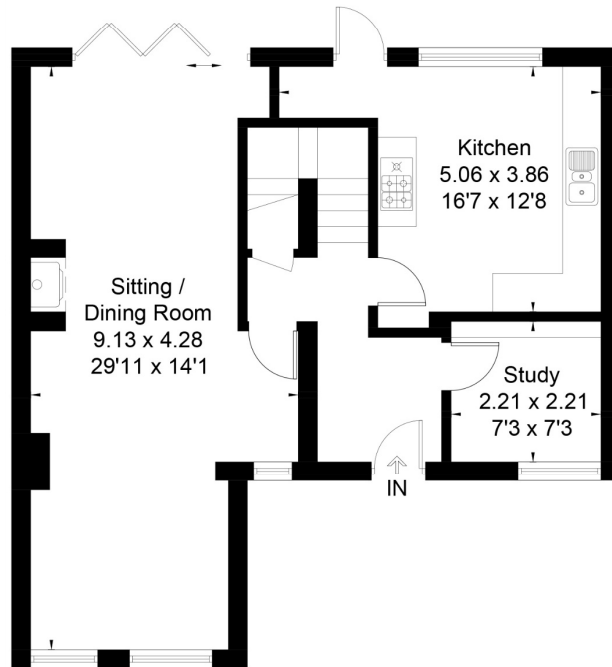




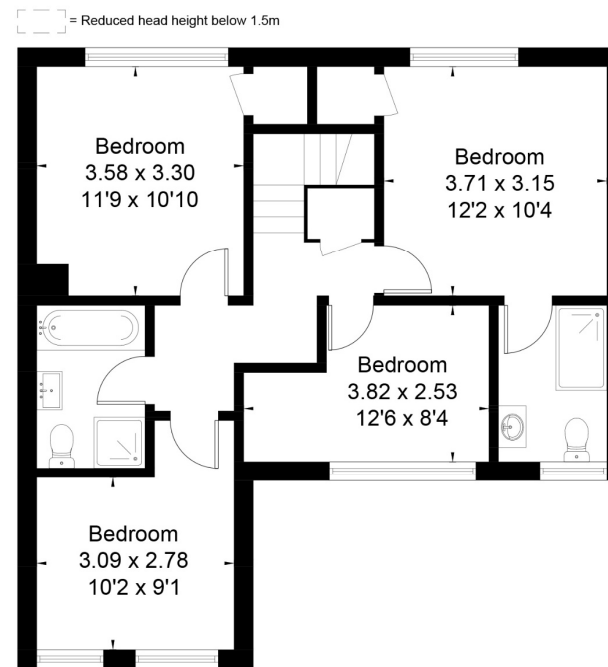
Classification L2 - Business Data



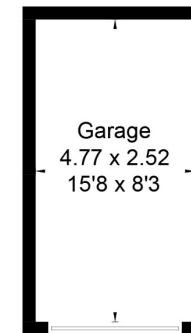
The Mews, Russley Park, Baydon Marlborough, SN8  
 Approximate Area = 1396 sq ft / 129.7 sq m  
 Garage = 128 sq ft / 11.9 sq m  
 Total = 1524 sq ft / 141.6 sq m (Excluding Shed)



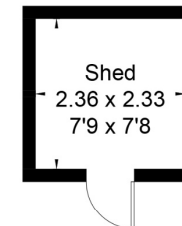
Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



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 #99093

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Private water supply, private drainage, LPG fired central heating.
- Council tax band: E (Swindon Borough Council website for current cost)
- Energy efficiency rating: E
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**Marlborough 01672 514 916**  
 93 High Street, Marlborough, SN8 1HD

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