



JAMES PYLE<sup>Co.</sup>



Long Barrow View, East Kennett, Marlborough, Wiltshire, SN8 4EY

Exceptional detached country home  
Architecturally designed and built in 2022  
Surrounded by stunning AONB countryside  
5 bedrooms, 4 bathrooms  
3 reception rooms  
Excellent fitted kitchen/dining room  
Air sourced pump with underfloor heating  
Double garage with studio annexe above  
South-west gardens backing onto  
paddocks



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £1,500,000**

Approximately 4,280 sq.ft in total

‘Set down a no-through lane on the edge of this AONB village, this magnificent architecturally designed detached home boasts a rural outlook and a self-contained annexe’

### The Property

Long Barrow View is an exceptional architecturally designed 'barn conversion style' home completed in 2022 to an impressive high-quality finish. Set down a no-through lane backing onto paddocks on the edge of the quaint village of East Kennett just 5 miles west of Marlborough, this superb country home is nestled within an Area of Outstanding Natural Beauty and enjoys far reaching views over the Ridgeway and its namesake Long Barrow. The substantial accommodation is flooded with natural light through large windows and high ceilings combined with generously proportioned rooms extending in all to c.3840 sq.ft. In addition, there is a 214 sq.ft. self-contained annexe located above the garage comprising a studio bedroom with kitchenette and adjoining shower room.

Boasting an excellent EPC rating B, the property features a Daikin air source heat pump system with underfloor heating across the ground floor. High quality fittings have been used throughout including hardwood painted windows and doors, oak internal doors, custom-made staircase with

oak finish, and porcelain tiled flooring. Other benefits include a 10 year builders defect warranty.

The ground floor opens to a spacious entrance with double doors opening to the magnificent triple aspect living room complete with dual double patio doors, a Bath stone fireplace and part vaulted ceiling. There are two further separate reception rooms offering versatile addition space. The 24ft kitchen/dining room is a superb room to enjoy both family life and hosting guests. The kitchen is equipped with extensive two-tone painted units with white quartz worktops set around a central island unit finished with a stone worktop. There is also an array of integrated appliances including a Rangemaster with induction hob. Adjoining the kitchen is a utility room with rear access, perfect for bringing in muddy wellies and paws, whilst there is also a downstairs shower room. On the first floor, an impressive vaulted landing leads to five double bedrooms, family bathroom, and further shower room. Meanwhile, the principal bedroom benefits from a private en-suite bathroom fitted with a luxurious freestanding



bath and rainfall shower. The first floor takes full advantage of the surrounding views plus the second bedroom benefits further with a Juliet balcony. This flexible home has been adapted for accessible living with the installation of a lift from the playroom up into one of the bedrooms providing easy access across the floors.

The large driveway provides parking for numerous vehicles in front of the double garage. The south-west gardens are arranged to the side and rear landscaped with a wraparound gravelled terrace complete with timber gazebo whilst a raised lawn provides a further area to enjoy surrounded by the adjoining paddocks for a lovely outlook.

### Situation

The highly desirable village of East Kennett is set within the stunning countryside of the Marlborough Downs a conservation area and Area of Outstanding Natural Beauty with a host of countryside walks to explore. Close by is the ancient burial site and Long Barrow stones, and neighbouring historic World Heritage sites of

Avebury Stones and Silbury Hill. The market town of Marlborough is only 5 miles away offering a range of amenities and exceptional schooling including Marlborough College. Main line rail services are available in Swindon, or more locally at Pewsey or Great Bedwyn. The M4 motorway is accessible within 20 minutes for access to London, Bristol and the M5.

### Tenure & Services

We understand the property is Freehold with air source pump heating, underfloor heating on the ground floor, mains drainage, water and electricity. Council Tax Band TBC

### Directions

From the A4 take the signposted turning to East Kennett. Enter the village and take the next right into Church Lane. Pass the church and take the last driveway on the right to the property. Sat nav postcode SN8 4EY

**Local Authority**  
Wiltshire Council



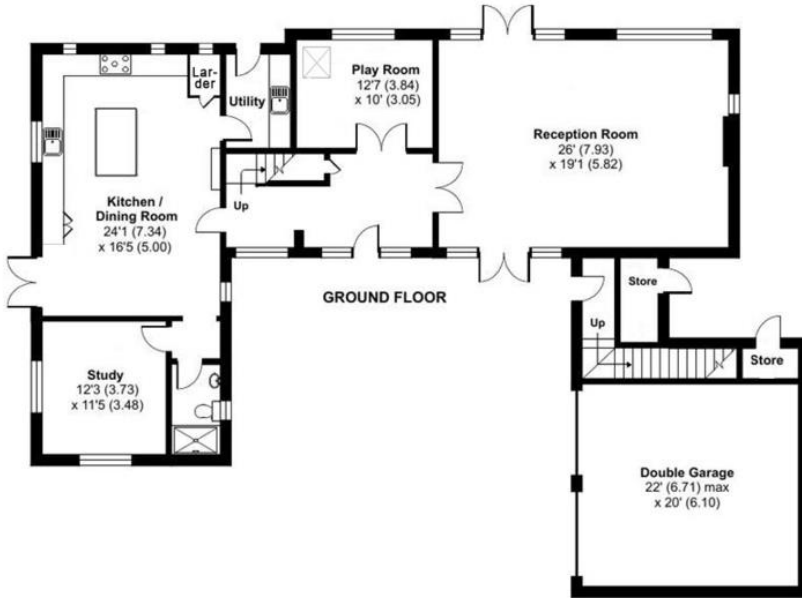


Approximate Area = 4280 sq ft / 397.6 sq m (includes garage)  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Total = 4321 sq ft / 401.4 sq m  
 For identification only - Not to scale

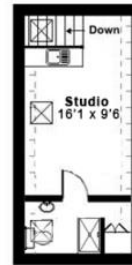
Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		104 [A]
81-91	B	90 [B]	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ANNEXE OVER GARAGE



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577