Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

NEWTONS BARN, BAYDON, MARLBOROUGH, SN8 2JN

GUIDE PRICE £575,000

A substantial, recently refurbished Grade II listed barn conversion with a large lawn garden and off-street parking, situated to the edge of village and in walking distance to the school/shop/pub. Newtons Barn is attached to the neighbouring property. There is an option for the adjacent paddock by separate negotiation.

Having been recently refurbished the property is in excellent condition throughout, whilst retaining many of its original features. The property provides a blank canvas with the two principal rooms on the ground floor being suitable for a number of uses to suit the occupier.

Newtons Barn is set amongst a cluster of other houses. Access to the property is via a shared gravel drive/courtyard. There is ample off-street parking to the side of the property, also providing vehicular access to the large front garden and paddock beyond (if acquired).

Access into the house is through a large set of Oak framed glass doors. There is both an external and internal porch, which leads into a large double aspect 'sitting' room with high ceilings and stone floors (under-floor heating via central heating). There are double glaze doors which lead out to the large lawn garden and terraced area.

Adjacent to this room is the open plan kitchen/diner/family room. There is a newly installed kitchen with fitted units, electric oven (with hobs over). There are stone floors throughout (under-floor heating via central heating). . There are a set of double glazed doors leading out to the garden and terrace area.

Through the family room are two double bedrooms, both with fitted cupboards. Sitting between the two double bedrooms is a WC and bathroom (with shower over).

Adjacent to the kitchen area there is a staircase up to a double bedroom with an en-suite bathroom and dressing room beyond.

Externally parking is to the side of the house. There is a large rectangular flat lawn garden in front of the house, this can be accessed through the sitting room or the family room or to the side of the property. There is a paddock immediately beyond this which could be acquired via separate negotiation.

Baydon is a popular and conveniently located village set in an Area of Outstanding Natural Beauty. There is a wealth of cycling, riding

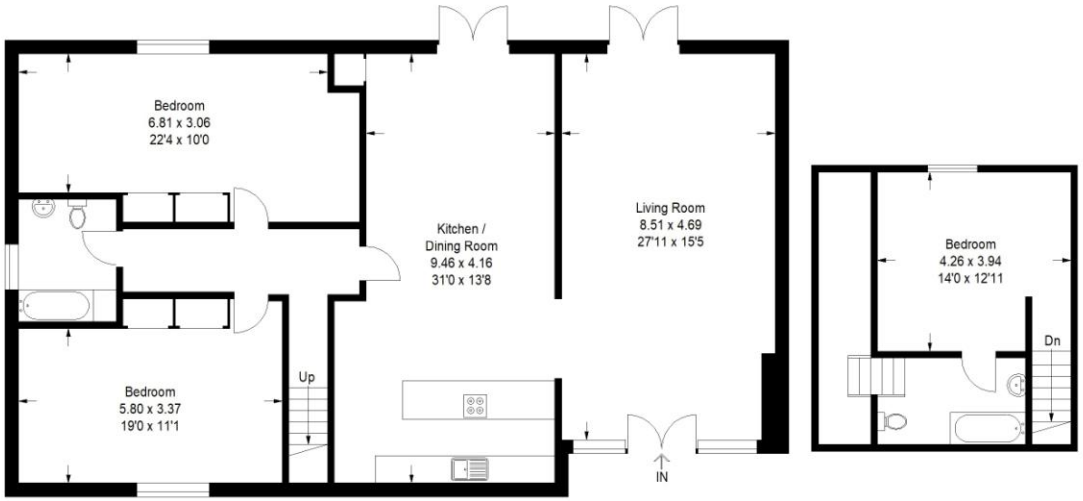
and walking opportunities in the area, whilst being conveniently located with good access to both Junction 14 (6 miles) and Junction 15 (7 miles) of the M4. The village has an excellent primary school, a village shop, The Red Lion Pub and a church as well as various clubs and groups. There are a good selection of places to eat out in the vicinity.
Mainline Railway Stations to London Paddington from either Hungerford (9 miles) or Swindon (11 miles).
Lambourn (3.5 miles) has a wide range of shops including, Co-Op, Post Office, Butchers, Doctors surgery, Dentist, Vets, Barbers, Hairdressers, various eateries,
The Market town of Hungerford (9 miles) has extensive shopping and a larger Tesco store. The market town of Marlborough (10 miles) has a Tesco and a Waitrose and extensive shopping.
Importantly the property lies within the St John's Secondary Marlborough (Ofsted outstanding) catchment area with a pick up and drop bus service provided from Baydon.
Pinewood Preparatory School is circa 9 miles
Services - Oil Central Drainage, Mains Drainage, Mains Water and Electricity.

DISCLAIMER
These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.
Every effort has been taken to ensure that all statements contained within these particulars are factually correct.

However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents
Kidson-Trigg 01793 781937

Approximate Gross Internal Area = 187.0 sq m / 2013 sq ft



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID447095 / Ref:65882)

- Substantial barn conversion
- Large rectangular lawn garden
- Option for a paddock
- Off-street parking
- Edge of village
- Walking distance to school, shop and pub
- Excellent walking, riding, cycling
- Convenient location
- Junction 14 M4 6 miles
- Recently refurbished

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.