



THE OLD DAIRY



A UNIQUE DEVELOPMENT OF
TRADITIONAL RURAL AND BARN STYLE
PROPERTIES IN WINTERBOURNE MONKTON
NEAR MARLBOROUGH, WILTSHIRE.



RIVAR
New Homes

WHERE TRADITIONAL VALUES MEET MODERN STANDARDS



Established in 1964, Rivar are a privately owned company specialising in developments with a high architectural design content.

With particular experience in small unique sites and sensitive refurbishment and conversion projects. Based in Newbury, Berkshire, they develop throughout central southern England and their reputation for building quality homes is something they are very proud of and work hard to maintain.

Comprising just twelve properties in a unique countryside setting, The Old Dairy at Winterbourne Monkton is the epitome of stylish rural living. Carefully designed and built to offer high levels of style and comfort, these energy efficient country homes seamlessly combine traditional values with modern standards.

Welcome to The Old Dairy. Welcome to your new home.

RIVAR
New Homes

COUNTRY LIVING MEETS TOWN CONVENIENCE

— ◆ —
EXPLORE THE MYTHICAL STONES OF
AVEBURY, THE ANCIENT RIDGEWAY
TRAIL AND DELIGHTFULLY UNSPOILT
MARKET TOWNS.



*Main picture:
Marlborough's
picturesque high
street is home
to a variety of
shops, cafés, bars
and restaurants.*

*Left: Discover
hidden gems off
Marlborough's
High Street.*

*Far left: The
impressive Caen
Hill Locks near
Devizes.*

Does country living get any better than this?

With The New Inn - a cosy village pub with accommodation, a 12th century church and some of Wiltshire's most picturesque scenery on your doorstep, The Old Dairy at Winterbourne Monkton is the epitome of country living.

The village can also boast some impressive neighbours, including the World famous Avebury Ring, which, together with the nearby pre-historic monuments of Silbury Hill and West Kennet Longbarrow form a UNESCO World Heritage Site.

For those who love the great outdoors, Britain's oldest road; The Ridgeway National Trail starts nearby and continues for 87 scenic miles to Ivinghoe Beacon in Buckinghamshire.

As well as unrivalled history and scenery, the pretty market towns of Marlborough and Devizes are both easily reached and offer excellent shopping, leisure and educational facilities including weekly markets, independent boutique retailers, supermarkets, restaurants and the famous Marlborough College.



*Main picture:
Avebury's
impressive stone
circle is a short
walk from The
Old Dairy.*

*Right: The
Ridgeway -
Britain's oldest
road, is nearby
and perfect for
exploring by
bike, foot or
horseback.*

*Far right:
Discover the
beautiful
Wiltshire
countryside that's
on your doorstep.*



WELL CONNECTED

DESPITE ITS IDYLIC RURAL SETTING, THE OLD DAIRY IS PERFECTLY SITUATED FOR EASY ACCESS BY ROAD OR RAIL.

7

miles to Marlborough

9

miles to Devizes

9

miles to M4 junction 16

9

miles to Calne

11

miles to Swindon Station

12

miles to Pewsey Station



BY ROAD

Marlborough7 miles
 Devizes9 miles
 M4 (J16)9 miles
 Swindon10 miles

Hungerford18 miles
 Bath28 miles
 Oxford40 miles
 Bristol44 miles

Reading49 miles
 Southampton59 miles
 Heathrow70 miles
 London80 miles



BY RAIL from Swindon station

Bristol (Temple Meads)37 mins
 Bath Spa25 mins
 Reading25 mins
 London (Paddington)51 mins

Source: Google maps and Thetrainline.com

SITE PLAN



APPROACHED VIA A PRIVATE ROAD, THE OLD DAIRY ENJOYS A SECLUDED AND TRANQUIL VILLAGE SETTING.

Plot No.

- 1** The Dairy Barn / Page 8
A 3 bedroom, two storey end terrace barn style house.
- 2** The Hay Barn / Page 10
A 3 bedroom, two storey mid-terrace barn style house.
- 3** The Grain Barn / Page 12
A 3 bedroom, two storey end terrace barn style house.
- 4** The Cart Shed / Page 14
A 3 bedroom, single storey barn conversion.
- 5** Galloway House / Page 16
A 4 bedroom, two storey detached house.

Plot No.

- 6** Dexter House / Page 18
A 4 bedroom, two storey detached house.
- 7** Sussex House / Page 20
A 5 bedroom, two storey detached barn style house.
- 8** Kerry House / Page 22
A 4 bedroom, single storey detached barn style house.
- 9** Gloucester House / Page 24
A 4 bedroom, two storey detached house.
- 10 11 12** Plots 10 - 12 are White Horse Housing Association affordable and shared ownership.



Private woodland area for plots 4, 5 & 6

Indicative site plan is taken from architects drawings and subject to change without prior notice.

— Plot 1 —

THE DAIRY BARN



A CHARACTERFUL END OF
TERRACE BARN STYLE TWO
STOREY HOME WITH EXTENSIVE
REAR GARDEN AND
ALLOCATED PARKING.



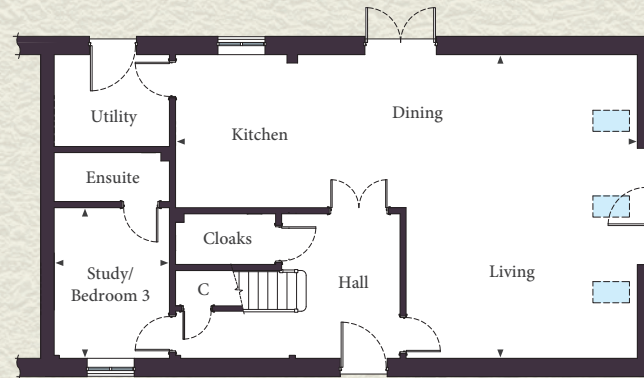
Description

The Dairy Barn comprises a large open-plan living/dining/kitchen space, utility, cloakroom and double bedroom/study with ensuite to the ground floor. First floor provides a family bathroom, bedroom 1 with ensuite and a further double bedroom. Outside benefits from a large garden and allocated parking.

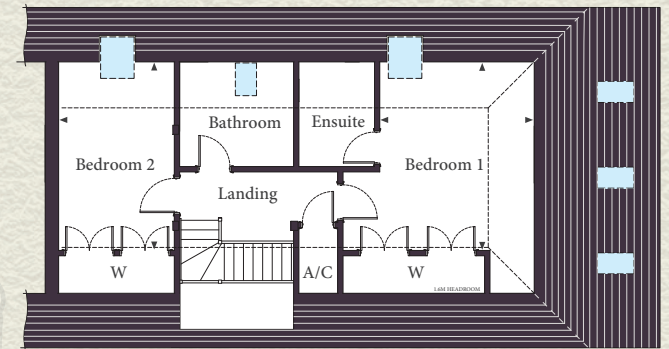
Site location



Ground floor



First floor



Ground floor

	<i>Metric (m)</i>	<i>Imperial</i>
Kitchen/Dining/Living	11.3 x 7.4	37'1" x 24'4"
Study/Bedroom 3	3.6 x 2.8	12'1" x 9'3"

First floor

	<i>Metric (m)</i>	<i>Imperial</i>
Bedroom 1	3.8 x 4.7	12'8" x 15'5"
Bedroom 2	4.7 x 2.8	15'5" x 9'3"
Total internal area	176m²	1,892ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.

— Plot 2 —

THE HAY BARN



A CHARACTERFUL MID
TERRACE BARN STYLE TWO
STOREY HOME WITH REAR
GARDEN AND ALLOCATED
PARKING.



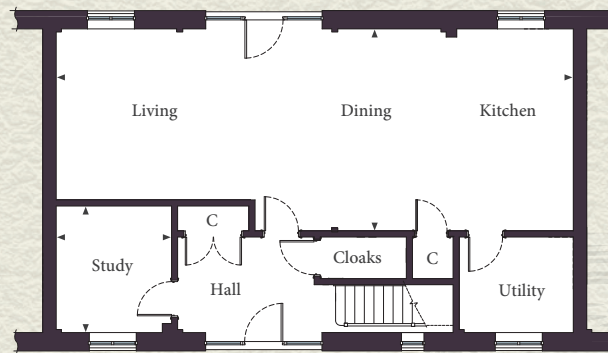
Description

The Hay Barn comprises an entrance hall, large open-plan living/dining/kitchen space, utility, cloakroom and study to the ground floor. First floor provides a family bathroom, bedroom 1 with ensuite and two further double bedrooms. Outside benefits from a large garden and allocated parking.

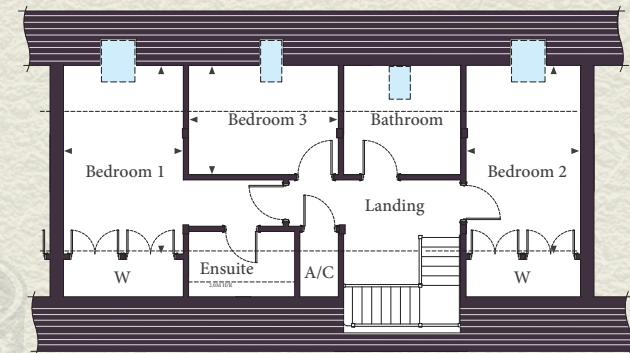
Site location



Ground floor



First floor



Ground floor

	Metric (m)	Imperial
Kitchen/Dining/Living	12.6 x 4.9	41'6" x 16'2"
Study	3.1 x 2.8	10'2" x 9'2"

First floor

	Metric (m)	Imperial
Bedroom 1	4.7 x 2.9	15'5" x 9'5"
Bedroom 2	4.7 x 2.8	15'5" x 9'2"
Bedroom 3	3.6 x 2.8	12'0" x 9'2"
Total internal area	172m²	1,853ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.

— Plot 3 —

THE GRAIN BARN



A CHARACTERFUL END
TERRACE BARN STYLE TWO
STOREY HOME WITH EXTENSIVE
REAR GARDEN AND PRIVATE
PARKING.



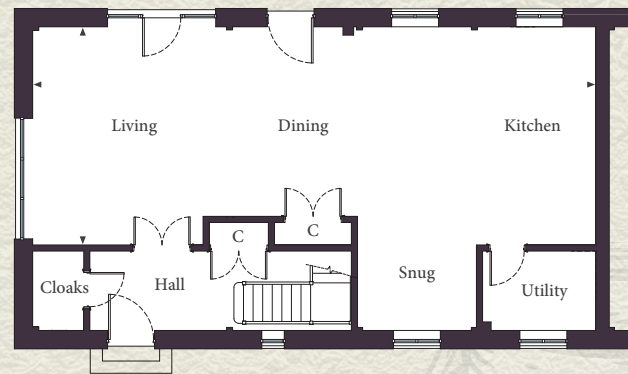
Description

The Grain Barn comprises a large open-plan living/dining/kitchen space with snug, utility and cloakroom to the ground floor. First floor provides a family bathroom, bedroom 1 with ensuite and two further double bedrooms. Outside benefits from a large garden with driveway leading to a private parking area.

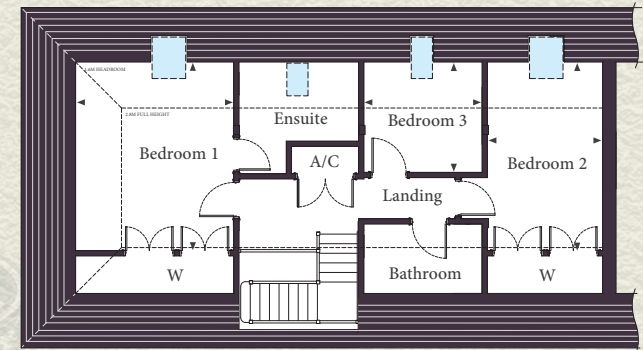
Site location



Ground floor



First floor



Ground floor

	<i>Metric (m)</i>	<i>Imperial</i>
Kitchen/Dining/Living	13.8 x 5.3	45'5" x 17'8"

First floor

	<i>Metric (m)</i>	<i>Imperial</i>
Bedroom 1	4.7 x 3.9	15'4" x 13'0"
Bedroom 2	4.7 x 2.8	15'4" x 9'2"
Bedroom 3	2.8 x 2.8	9'2" x 9'2"
Total internal area	182m²	1,965ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.

— Plot 4 —

THE CART SHED



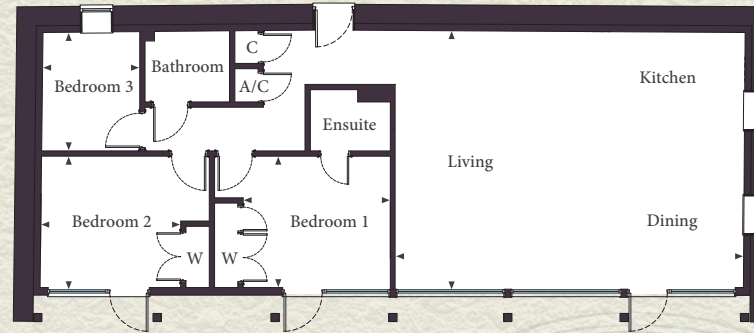
A DELIGHTFUL SINGLE STOREY
3 BEDROOM BARN CONVERSION
WITH LARGE GARDEN, WOODLAND
AREA AND DRIVEWAY PARKING.



Description

One of the original barns at The Old Dairy, The Cart Shed comprises an open-plan living/dining/kitchen area, family bathroom, bedroom 1 with ensuite, second double bedroom and a further bedroom. Outside benefits a large garden with a private parking area.

The Cart Shed is a barn conversion rather than a new build property and therefore benefits from a BuildZone warranty.



Site location



Ground floor

	Metric (m)	Imperial
Kitchen/Dining/Living	8.5 x 6.2	27'8" x 20'3"
Bedroom 1	3.6 x 3.2	11'8" x 10'5"
Bedroom 2	3.4 x 3.2	11'1" x 10'4"
Bedroom 3	2.9 x 2.4	9'5" x 7'8"
Total internal area	108m²	1,162ft²



W = Wardrobe A/C = Airing cupboard C = Cupboard Plans are not to scale.



Private woodland area

— Plot 5 —

GALLOWAY HOUSE



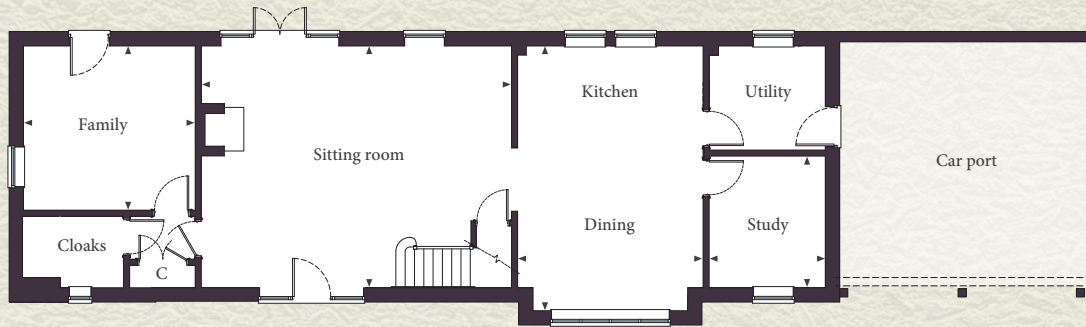
A SUBSTANTIAL TWO STOREY
HOUSE WITH REAR GARDEN
INCLUDING PRIVATE WOODLAND
AREA AND A DOUBLE CAR PORT.



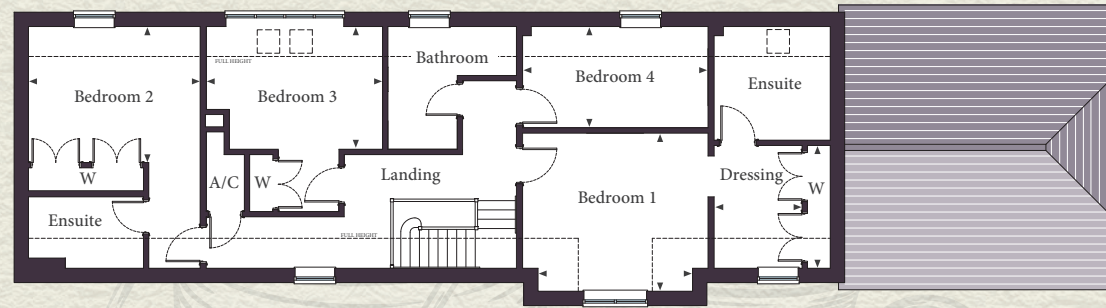
THE OLD DAIRY

Description

Galloway House comprises a large sitting room, family room, open-plan kitchen/dining room, utility, study and cloakroom to the ground floor. First floor provides a family bathroom, bedroom 1 with ensuite and dressing room, bedroom 2 with ensuite and 2 further bedrooms.



Ground floor



First floor

Site location



Ground floor

	Metric (m)	Imperial
Family room	4.2 x 4.0	13'8" x 13'1"
Sitting room	7.6 x 6.3	24'9" x 20'6"
Kitchen/dining	6.6 x 4.5	21'6" x 14'7"
Study	3.2 x 2.8	10'4" x 9'2"

First floor

	Metric (m)	Imperial
Bedroom 1	3.8 x 3.9	12'5" x 12'8"
Dressing room	3.0 x 2.3	9'8" x 7'5"
Bedroom 2	4.2 x 3.3	13'7" x 10'8"
Bedroom 3	4.3 x 3.0	14'1" x 9'8"
Bedroom 4	4.5 x 2.5	14'7" x 8'2"
Total internal area	240m²	2,580ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.



Private woodland area

— Plot 6 —

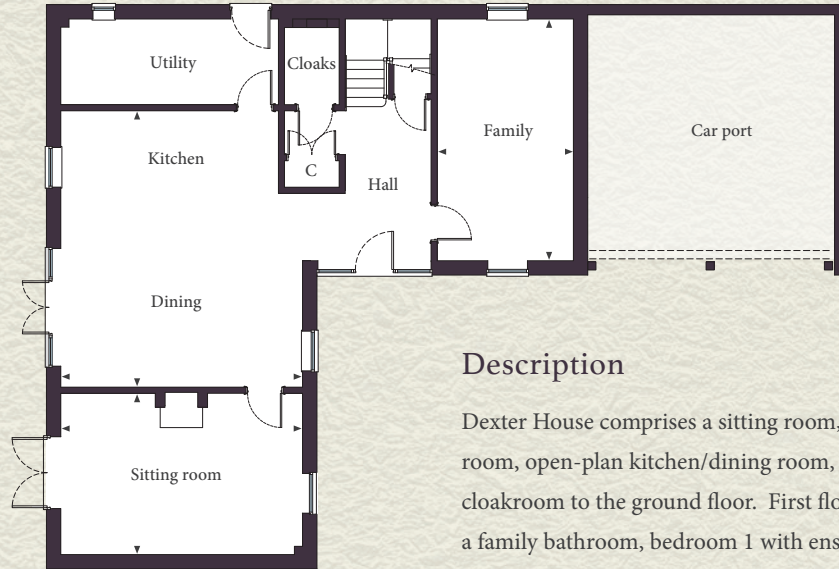
DEXTER HOUSE



AN IMPRESSIVE TWO STOREY
HOUSE WITH LARGE REAR
GARDEN INCLUDING PRIVATE
WOODLAND AREA AND A DOUBLE
CAR PORT.



Ground floor



Description

Dexter House comprises a sitting room, family room, open-plan kitchen/dining room, utility, and cloakroom to the ground floor. First floor provides a family bathroom, bedroom 1 with ensuite, bedroom 2 with ensuite and two further double bedrooms.

First floor



Site location



Ground floor

	<i>Metric (m)</i>	<i>Imperial</i>
Family room	6.0 x 3.3	19'6" x 10'8"
Sitting room	5.9 x 4.0	19'3" x 13'1"
Kitchen/dining	6.8 x 5.9	22'3" x 19'3"

First floor

	<i>Metric (m)</i>	<i>Imperial</i>
Bedroom 1	4.0 x 3.8	13'1" x 12'4"
Bedroom 2	4.3 x 3.3	14'1" x 10'8"
Bedroom 3	5.9 x 3.3	19'3" x 10'8"
Bedroom 4	4.3 x 3.2	14'1" x 10'5"
Total internal area	237m²	2,549ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.



Private woodland area

— Plot 7 —

SUSSEX HOUSE



A STYLISH TWO STOREY HOUSE
WITH LARGE GARDEN AND
DOUBLE CAR PORT.



Ground floor



First floor



Site location



Description

Sussex House comprises a double height entrance hall, sitting room, study, open-plan kitchen/dining room, boot room, utility, cloakroom and double bedroom with ensuite to the ground floor. First floor provides a family bathroom, bedroom 1 with ensuite and dressing area, bedroom 2 with ensuite and dressing area, bedroom 2 with ensuite and two further bedrooms.

Ground floor

	Metric (m)	Imperial
Sitting room	6.5 x 4.0	21'3" x 13'1"
Kitchen/dining	7.2 x 6.5	23'6" x 21'3"
Study	3.3 x 3.0	10'8" x 9'8"
Bedroom 4	4.7 x 3.6	15'4" x 11'8"

First floor

	Metric (m)	Imperial
Bedroom 1	4.0 x 3.7	13'1" x 12'1"
Bedroom 2	3.2 x 3.2	10'4" x 10'4"
Bedroom 3	3.0 x 2.9	9'8" x 9'8"
Bedroom 5	3.0 x 2.2	9'8" x 7'2"
Total internal area	240m²	2,579ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.

— Plot 8 —

KERRY HOUSE



AN IMPRESSIVE SINGLE STOREY
BARN STYLE PROPERTY WITH
LARGE REAR GARDEN AND
DOUBLE CAR PORT.



Description

Kerry House is a large single storey home comprising open-plan kitchen/dining/living area, utility, family bathroom, bedroom 1 with ensuite, bedroom 2 with ensuite and 2 further double bedrooms.

Site location



Ground floor

	<i>Metric (m)</i>	<i>Imperial</i>
Kitchen/Dining/Living	10.3 x 5.5	33'7" x 18'0"
Bedroom 1	5.1 x 4.4	16'7" x 14'4"
Bedroom 2	5.2 x 4.0	17'0" x 13'1"
Bedroom 3	4.4 x 3.4	14'4" x 11'1"
Bedroom 4	3.6 x 3.0	11'8" x 9'8"
Total internal area	176m²	1,899ft²

W = Wardrobe A/C = Airing cupboard C = Cupboard - - = area of sloping ceiling. Plans are not to scale.

— Plot 9 —

GLOUCESTER HOUSE



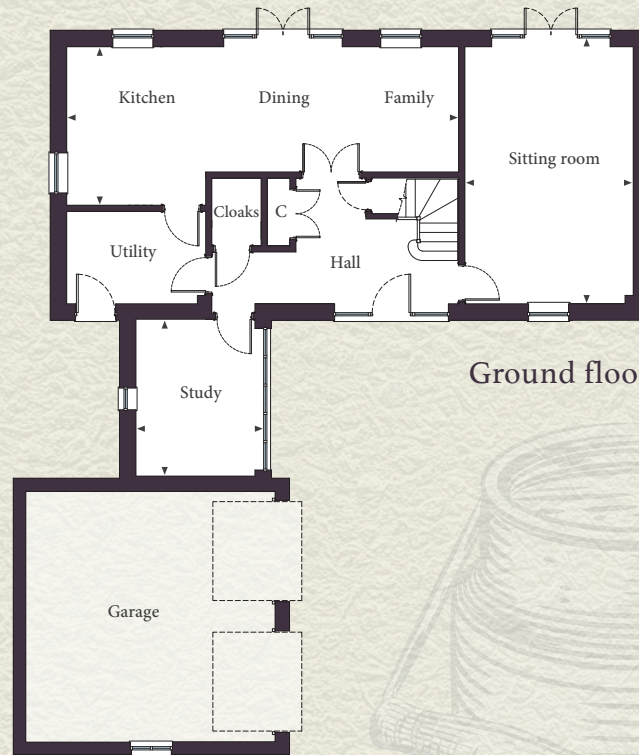
A SUBSTANTIAL TWO STOREY
BARN STYLE HOUSE WITH
LARGE REAR GARDEN AND
DOUBLE GARAGE.



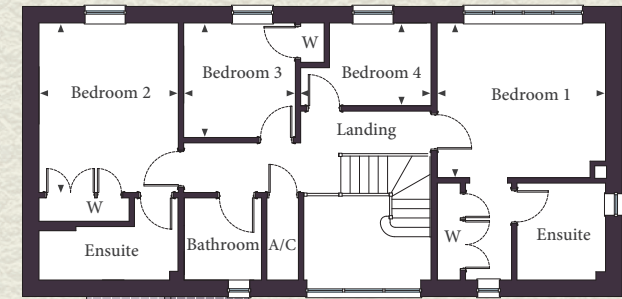
THE OLD DAIRY

Description

Gloucester House comprises a welcoming entrance hall, open-plan kitchen/dining/family room, separate sitting room, utility, study and cloakroom to the ground floor. First floor accommodation provides a family bathroom, bedroom 1 with ensuite and dressing area, bedroom 2 with ensuite and 2 further bedrooms.



Ground floor



First floor

Ground floor

	<i>Metric (m)</i>	<i>Imperial</i>
Kitchen/Dining/Family	9.5 x 3.1	31'1" x 10'1"
Study	3.8 x 2.9	12'4" x 9'5"
Sitting Room	6.3 x 4.1	20'6" x 13'4"

First floor

	<i>Metric (m)</i>	<i>Imperial</i>
Bedroom 1	4.1 x 3.8	13'4" x 12'5"
Bedroom 2	4.1 x 3.4	13'4" x 11'1"
Bedroom 3	2.9 x 2.7	9'5" x 8'8"
Bedroom 4	3.2 x 2.0	10'4" x 6'5"
Total internal area	186m ²	2,003ft ²

W = Wardrobe A/C = Airing cupboard C = Cupboard Plans are not to scale.

SPECIFICATION

— ◆ —
THE OLD DAIRY COMBINES
TRADITIONAL COUNTRY LIVING
WITH 21ST CENTURY STYLE
AND COMFORT.
— ◆ —



KITCHENS

- Kitchens and utility rooms (where applicable) are equipped with a range of contemporary wall and floor cabinets
- Fully integrated appliances to include built-in oven with extractor, dishwasher and fridge/freezer
- Porcelanosa floor tiling

BATHROOMS

- Heated chrome towel rail to bathroom and ensembles
- Thermostatically controlled showers
- Porcelanosa ceramic wall and floor tiling

WINDOWS & DOORS

- Timber windows and other doors
- White oak veneer internal doors
- Satin chrome furniture

GENERAL INTERNAL FEATURES

- LPG gas fired boiler
- Underfloor heating to the ground floor
- Recessed ceiling lights to kitchen, utility, WC and bathrooms (low energy)
- TV and data points to principal rooms
- Wired for fibre broadband

EXTERNAL

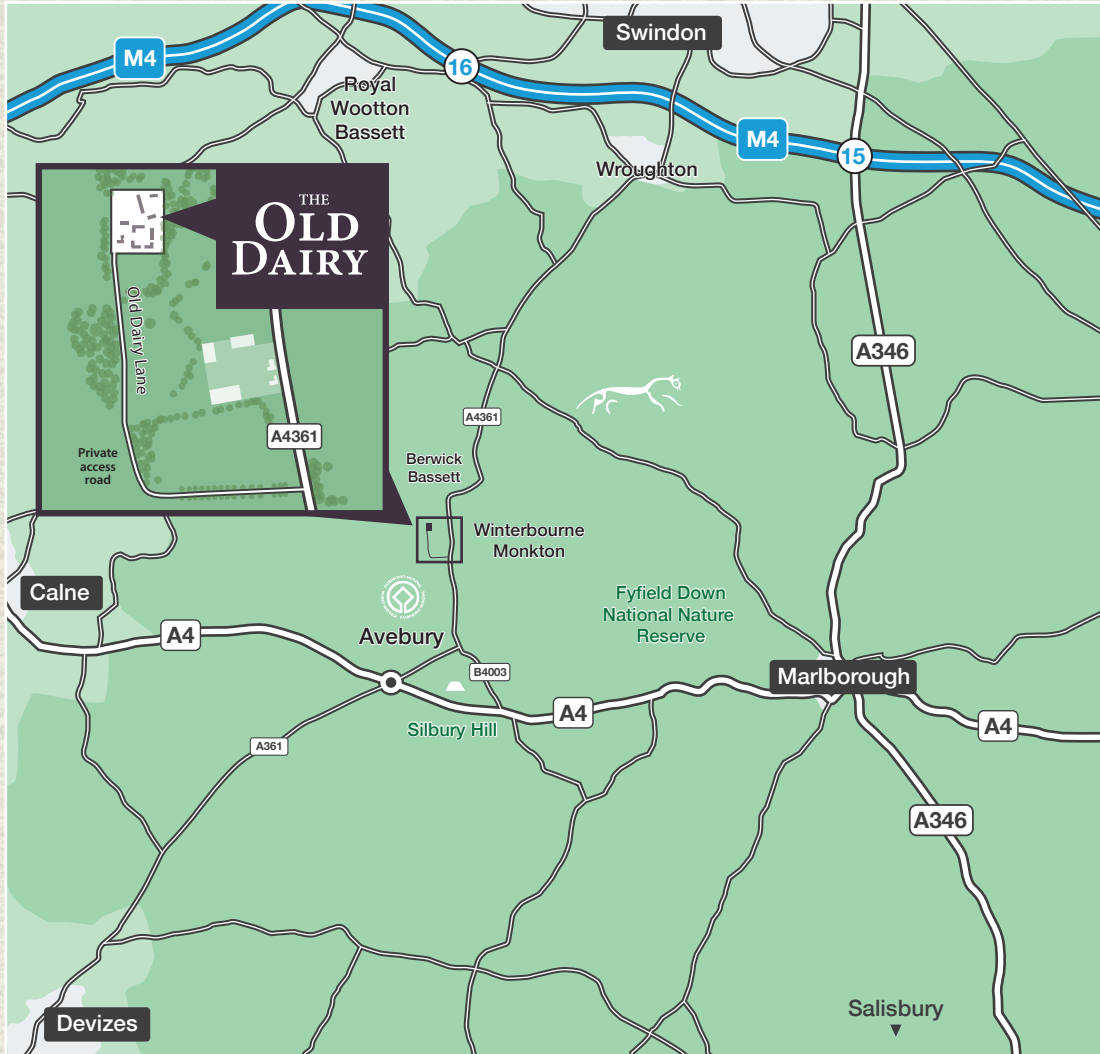
- Lighting to all doors
- Outside tap
- Landscaping as per submitted plan
- Communal LPG tanks
- Communal treatment plant

MANAGEMENT COMPANY

An annual charge will be payable for management and maintenance in respect of the communal landscaped areas, communal LPG tanks, access road and treatment plant - refer to the agents for further details.

Important Note

Preliminary Finishes Specification: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Rivar Ltd reserves the right to alter the specification and design without prior notice.



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DIRECTIONS

Head west out of Marlborough along the A4 towards Calne. After approximately 4 miles, pass the turning on your left for East Kennet, then take the next right (opposite West Kennet Farm) on to the B4003. Follow the B4003 for 1 mile until you reach the T-junction at Avebury. Turn right onto the A4361 Beckhampton Road, pass the Red Lion pub on your left and continue out of Avebury towards Winterbourne Monkton. After approximately 1 mile you will see the sign for The Old Dairy on your left.

A development by



rivar.co.uk

Important information

The Old Dairy is a marketing name and may not form part of the final postal address. **Your safety:** Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site. **Consumer protection from unfair trading regulations 2008:** These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press February 2021.

Rivar New Homes is a trading name of Rivar Ltd



Registered house builder
No. 65906
(Plots 1-3 & 5-9)



(Plot 4)



www.consumercode.co.uk

