



**THE GABLES,
BROAD HINTON**

Carter Jonas

THE GABLES, MANOR PADDOCK, BROAD HINTON, WILTSHIRE, SN4 9PQ

**AN IMPRESSIVE SIX BEDROOM FAMILY HOUSE IN AN EDGE OF VILLAGE LOCATION,
ENJOYING STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE.**

KEY FEATURES

- Six bedrooms
- Four reception rooms
- Four bathrooms
- Kitchen / breakfast room
- Driveway parking
- Triple garage
- Mature garden
- Peaceful, village location
- Stunning views



SITUATION

The Gables is situated off a private driveway on the very edge of Broad Hinton overlooking open farmland. It is a few minutes' walk from the centre of this desirable village providing good local amenities including a pub, Italian restaurant, village hall and church. It is well placed strategically for the regional centres of Marlborough, Swindon and Newbury.

The hugely popular market town of Marlborough is nearby offering a range of boutique shops, cafes, restaurants and pubs whilst Swindon has a fast rail link for Paddington, about 55 minutes. M4 junctions 15 and 16 are readily accessible. The village is situated about 4 miles north of the World Heritage Site of Avebury within the North Downs Area of Outstanding Natural Beauty. The surrounding countryside is ideal for riding, cycling and walking.

DESCRIPTION

Enjoying fantastic far reaching rural views towards the Cherhill Monument, The Gables is a substantial detached family home on a select road within the village of Broad Hinton.

The property has a lovely flow throughout with good ceiling height and generously proportioned reception rooms which offer wonderfully flexible family living accommodation. The expansive triple aspect living room, with fireplace and wood burning stove, has double doors leading to the garden.

The dining room is located on the other side of the entrance hall which, in turn, flows through to the bespoke kitchen/breakfast room. The kitchen is fitted with a wonderful array of fitted units and offers the perfect space to entertain or enjoy family meals. All the main reception rooms have the added benefit of stunning views across the countryside to the front.

There is a further reception room located off the kitchen which the current owners use as a gym. This space could though be utilised as another sitting room or as a family room / playroom. The ground floor accommodation is completed by the study, utility room and downstairs cloakroom.

As you reach the first floor, you are met with a large landing off which all the rooms are accessed. The principal bedroom is of generous proportions and leads through to the dressing room and ensuite bathroom beyond, which is fitted with quality sanitaryware. The two main guest bedrooms enjoy ensuite bath and shower rooms respectively and the remaining three bedrooms are served by the well-appointed family bathroom.

There is also a large loft space accessed via a pull-down ladder which offers excellent additional storage space.

OUTSIDE

Approached via a driveway there is a detached triple garage and ample driveway parking. The front garden is laid to lawn and has mature shrub, tree and flower borders. From the front of the property, you really can fully appreciate the wonderful setting and enjoy the uninterrupted countryside views towards the Cherhill Monument. The rear garden is fully laid to lawn and has been designed by the current owners to have points of interest including the lower section for enjoying an afternoon in the sunshine and the wooded area with bark laid paths winding in between the trees. The garden has an array of flower, shrub and tree borders and is fitted with lighting so can be enjoyed at all times of the day.





TENURE Freehold

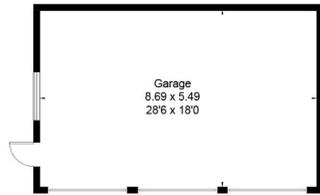
EPC BAND C.

GUIDE PRICE £1,600,000, subject to contract

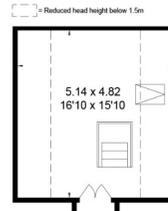
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



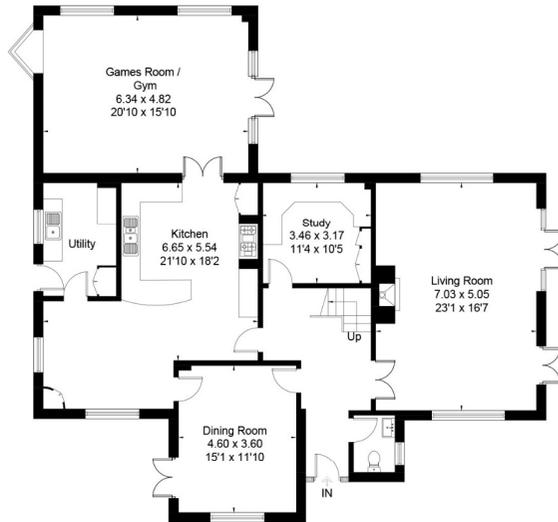
Broad Hinton, Swindon, SN4
 Approximate Area = 3485 sq ft / 323.8 sq m
 Loft Space = 287 sq ft / 26.7 sq m
 Garage = 514 sq ft / 47.8 sq m
 Total = 4286 sq ft / 398.3 sq m



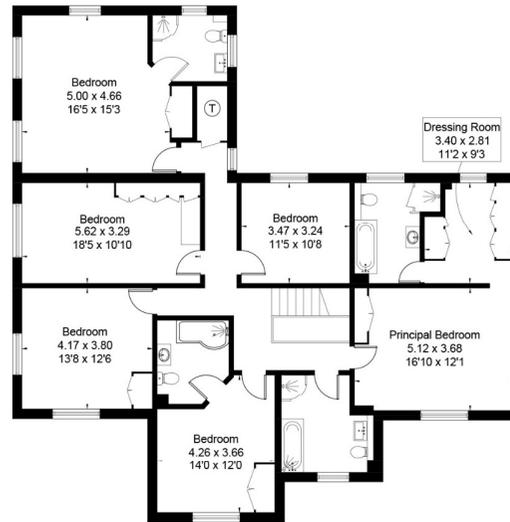
(Not Shown In Actual Location / Orientation)



Loft Space



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 #62830

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