



**OLDBURY FIELDS,  
CHERHILL**

**Carter Jonas**

## 8 OLDBURY FIELDS, CHERHILL, CALNE, WILTSHIRE, SN11 8HP

**AN INDIVIDUAL AND STYLISH HOUSE OFFERING FLEXIBLE ACCOMMODATION AND LUXURY LIVING OF CIRCA 3000 SQUARE FEET.**

### KEY FEATURES

- Spacious entrance hall
- Kitchen/Dining room
- 4 reception rooms
- Principal bedroom with dressing room and en-suite shower room
- Second bedroom with en-suite
- 2 Further bedrooms
- Family bathroom
- Double garage and single garage
- Garden
- Parking for several cars



### SITUATION

8 Oldbury Fields is situated close to the centre of the popular village of Cherhill. It is set on the edge of the Downs, in an area designated as one of “Outstanding Natural Beauty”. Close by are the historic sites of Avebury Stone Circle, Silbury Hill and the Cherhill White Horse which has now been purchased by the National Trust. The village amenities include a primary school, church, café and public house.

Further shopping and leisure facilities can be found at Calne 3 miles, Devizes 9 miles and Swindon 12 miles with mainline railway station to Paddington (50 minutes) and M4 Motorway junctions 15 and 16. The historic market town of Marlborough is approx 10 miles away, with many boutique shops, cafes, restaurants and leisure facilities.

There is an excellent range of private schooling in the area with St Margaret’s Prep and St Mary’s in Calne, Marlborough College and Dauntsey’s in West Lavington.

## DESCRIPTION

Located moments from the Cherhill Monument and surrounded by stunning countryside, 8 Oldbury Fields dates originally from the mid 1800's when it was a barn used as part of Bell Farm. It was skilfully extended and converted in 2000 to create a stunning family home. Constructed of red brick elevations relieved by double glazed casement windows under a slate roof, the property carefully combines the old and new to provide a contemporary house with traditional features including beams in many of the rooms.

The property is light and spacious throughout and particularly so in the bespoke fitted kitchen painted in Farrow & Ball Elephants Breath with an extensive range of Miele and De Dietrich appliances with a Quooker hot water tap. Additionally, there is a fitted walnut larder. The dining area is glass with bi fold doors allowing the outside in.

The large sitting room benefits from a feature brick fireplace with wood burning stove and original beam. There is no shortage of reception space in this sublime family house, and the flexible ground floor accommodation also includes a home office, playroom and cinema room.

On the first floor, the magnificent and expansive principal bedroom offers a dressing area with a range of fitted wardrobes and a large ensuite shower room. There is a superb guest suite, two further bedrooms and a well-appointed family bathroom.

## OUTSIDE

To the front of the property there is parking for several cars, a double garage with lighting and heating and an additional single garage. The fully enclosed South-west facing rear garden has a sandstone terrace running the length of the property with a central lawn. The garden enjoys great privacy and there is also an oak framed (with slate roof) outside entertaining area.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. oil fired central heating
- Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- EPC rating - D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

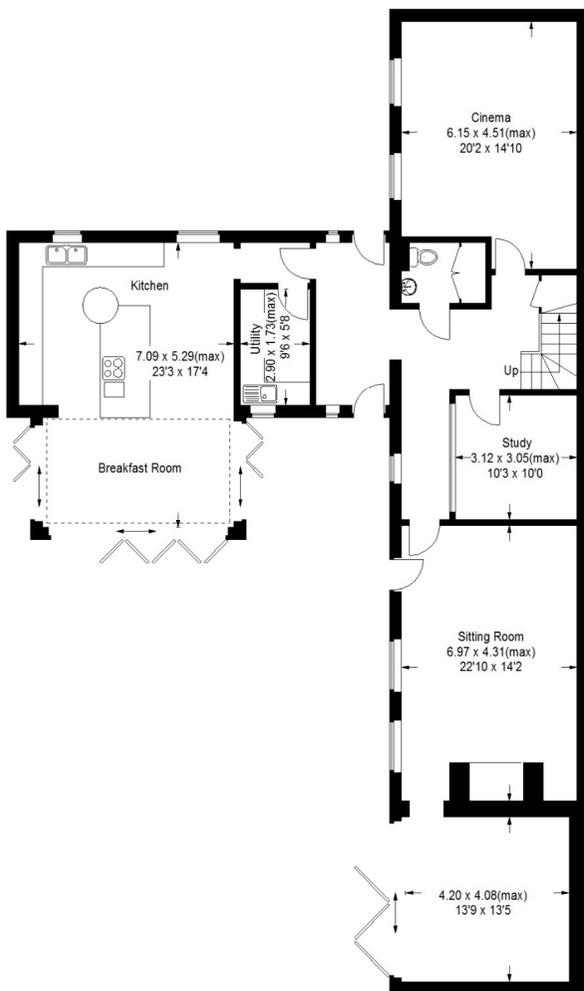
**GUIDE PRICE** £900,000 subject to contract

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

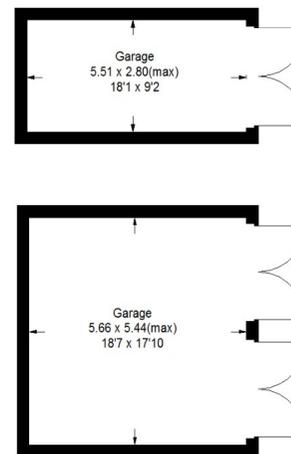
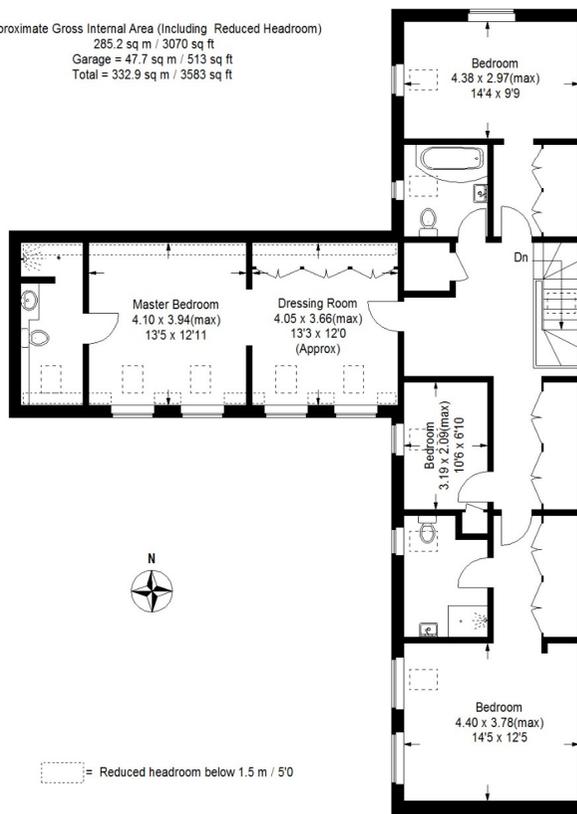




### 8 Oldbury Fields



Approximate Gross Internal Area (Including Reduced Headroom)  
 285.2 sq m / 3070 sq ft  
 Garage = 47.7 sq m / 513 sq ft  
 Total = 332.9 sq m / 3583 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

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

**carterjonas.co.uk**  
 Offices throughout the UK

#### IMPORTANT INFORMATION

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Classification L2 - Business Data