



**KEPNAL MANOR,
KEPNAL, PEWSEY**

Carter Jonas

KEPNAL MANOR, KEPNAL, PEWSEY, SN9 5JL

A SUBSTANTIAL PERIOD HOUSE OF BRICK ELEVATIONS UNDER THATCH ENJOYING A STUNNING RURAL LOCATION, WITH SIX BEDROOMS AND SET IN C3/4 OF AN ACRE.

KEY FEATURES

- Detached period home
- Rural location
- Four reception rooms
- Six bedrooms
- Three bathrooms
- Garage and driveway parking
- Gardens
- Swimming pool
- Outbuildings



SITUATION

Kepnal is a small, rural hamlet situated a quarter of a mile from the large and highly popular village of Pewsey. Kepnal comprises a single tracked, no-through lane, which leads into open countryside. Easy access can be gained into the village either via the road, or footpath. This glorious location offers the best of both worlds, being both tucked away, whilst also convenient for the village centre. Pewsey itself offers a wealth of amenities including a wide range of shops, supermarket, chemist, doctors and dentists, gym, swimming pool, rugby, football and tennis club. Pewsey railway station is close by with trains directly into London Paddington. Excellent road connections to the M4 & M3 (A303) both within a twenty minute drive.

DESCRIPTION

Kepnal Manor is a wonderful family home, with extensive gardens of just under an acre (0.8ac), swimming pool and significant outbuildings, located in an elevated position within this small hamlet to the east of Pewsey.

The house is approached off a narrow single track village lane, through a gateway, leading to the sweeping drive down to the main Manor house.

The property offers extremely flexible living and entertaining space, having been extended over the years, with a large, open drawing room, farmhouse style kitchen/dining room with Aga, home office, family sitting room and snug/tv room. There is a utility room, cloakroom and veranda looking onto the large rear terrace looking over the gardens and walled pool area.

Upstairs, the first floor is arranged with the principal bedroom, guest bedroom with ensuite bathroom, two further double bedrooms, a single room, shower room and large family bathroom. Off one of the bedrooms is a staircase leading up to the second floor where there is a large 6th bedroom as well as a separate w.c. and basin.

OUTSIDE

The house sits well within its grounds, which are principally laid to lawns, with tended herbaceous borders, established mature trees and hedging.

Of particular note are the extensive timber outbuildings, consisting of four former stables, 2 storage rooms and a large integrated garage /barn.

Set behind a delightful walled garden is the heated swimming pool serviced by an air source heating system plus a pool shed.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. oil fired central heating.
- Council tax band: G
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,400,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Classification L2 - Business Data

Approximate Floor Area = 330.9 sq m / 3562 sq ft
 Outbuildings = 115.6 sq m / 1244 sq ft
 Total = 446.5 sq m / 4806 sq ft



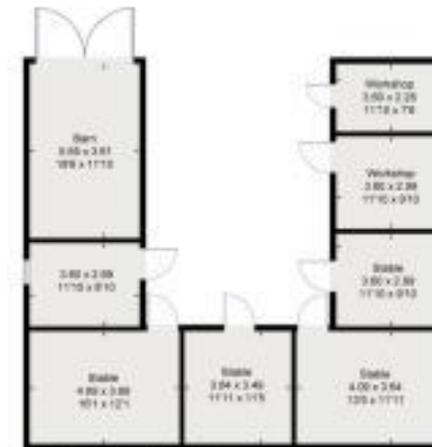
First Floor



Second Floor



Not Shown in Actual Location / Orientation



Not Shown in Actual Location / Orientation



Ground 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 #6R3B1

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

carterjonas.co.uk
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