



**THE SLATS
WEST KENNETT**

Carter Jonas

THE SLATS, WEST KENNETT, MARLBOROUGH, SN8 1QF

AMENITIES

- Sitting Room
- Kitchen / family room
- Office
- Utility room
- Main Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Large garden
- Garage and private parking

SITUATION

The Slats is located in the small hamlet of West Kennett which is situated c5 miles to the west of Marlborough. The house is nestled in the heart of the North Wessex Downs in an area of outstanding natural beauty and surrounded by farmland and a large number of footpaths and bridleways. The World Heritage Site of Avebury, Silbury Hill and West Kennett Long Barrow are all close by. The Ridgeway, the oldest trackway in Britain, starts half a mile to the east. The market town of Marlborough is 5 miles away, offering a wide range of shops, restaurants, pubs and both state and private schooling options.

DESCRIPTION

The Slats is an impressive and beautifully presented detached property of rendered and timber elevations, under a tiled roof and relieved by double glazed windows.

The property offers generously proportioned reception spaces which are flooded with light and offer flexibility for family living. The real heart of the home is the kitchen/family room which has double bi-fold doors opening out onto the rear garden, making it the perfect entertaining space during the summer months or for large family gatherings.

It has been renovated and finished to the highest of standards, including a bespoke kitchen with large island, wooden flooring to much of the downstairs accommodation, quality sanitaryware to all the bathrooms and exposed beams. Completing the downstairs accommodation is a large study, ideal for those working from home, a shower room, and a utility room.

All of the bedrooms are generous doubles, with the principal bedroom suite having its own dressing room and ensuite shower room, with double width shower and twin sinks. The remaining bedrooms are served by the well-appointed family bathroom.

IMMACULATELY PRESENTED THROUGHOUT, THIS IS AN IMPRESSIVE AND SUBSTANTIAL DETACHED HOUSE SITTING IN c0.75 ACRES OF LAND.



OUTSIDE

The property lies adjacent to the A4, however you access the house off the side lane. The house is approached via a gravel driveway and electric gate, leading to a large parking area at the front of the house. With only one neighbouring property, the house and garden enjoy great privacy and wonderful views over the surrounding countryside. The garden is mainly laid to lawn with a selection of mature shrubs and tree borders. There is a paved seating area located off the family/dining room which offers a lovely warm spot for evening dining in the summer months. There is a garage, with an electric car charging point, and an adjoining barn which both provide excellent storage space in addition to the log store. The property sits in c0.72 acres of land.

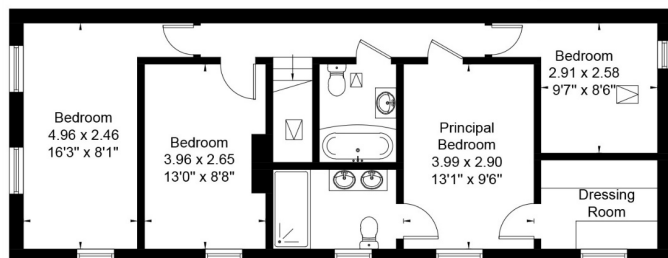
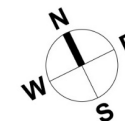
TENURE Freehold

EPC BAND E. **GUIDE PRICE:** "Offers over" £700,000 (Subject to Contract)

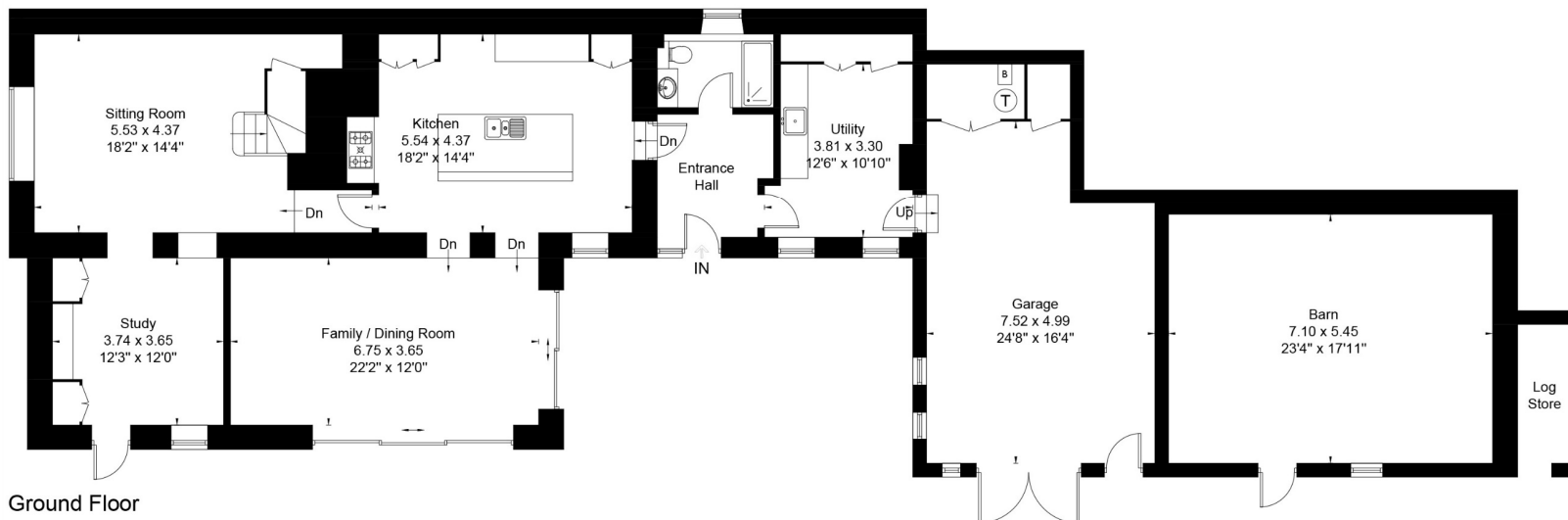
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



The Slats, West Kennett, Marlborough, SN8
 Approximate Area = 2569 sq ft / 238.7 sq m
 Barn = 418 sq ft / 38.8 sq m
 Total = 2987 sq ft / 277.5 sq m
 (Including Garage / Excluding Log Store)
 Including Limited Use Area (11 sq ft / 1.0 sq m)



First Floor



Ground Floor

SERVICES & MATERIAL INFORMATION

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

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 320785

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