

Cruck House



22 Kingston Rd
Shalbourne, SN8 3QH

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THE
COUNTRY
HOUSE
DEPT.



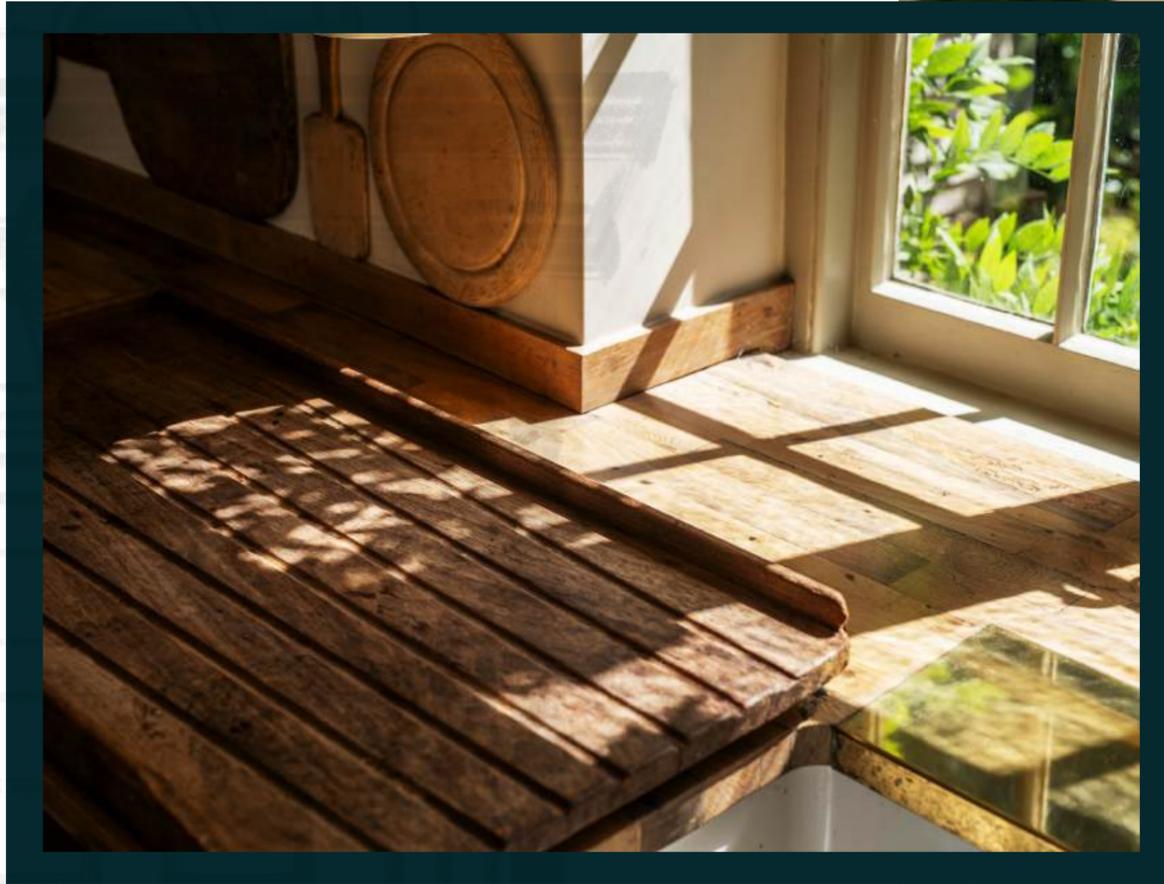
ABOUT THIS HOUSE



Nestled in the heart of the picturesque village of Shalbourne, this charming Listed Grade II cottage offers timeless character and modern comfort. It is very well presented, having been thoughtfully restored, with superb attention to detail. The property boasts a beautifully hand-built kitchen that blends traditional craftsmanship with contemporary functionality. The interior is immaculate throughout, showcasing exposed beams, 10" wide 17th-century oak floorboards upstairs and reclaimed Victorian radiators.



ABOUT THIS HOUSE



The cottage offers a warm, welcoming ambiance, ideal for both quiet country living and entertaining. To the rear lies a redesigned garden boasts wonderful views. Located within an Area of Outstanding Natural Beauty and a Conservation Area, yet with easy access to Marlborough and Hungerford, this delightful home is a rare opportunity to own a piece of English heritage.







THE FINER DETAILS

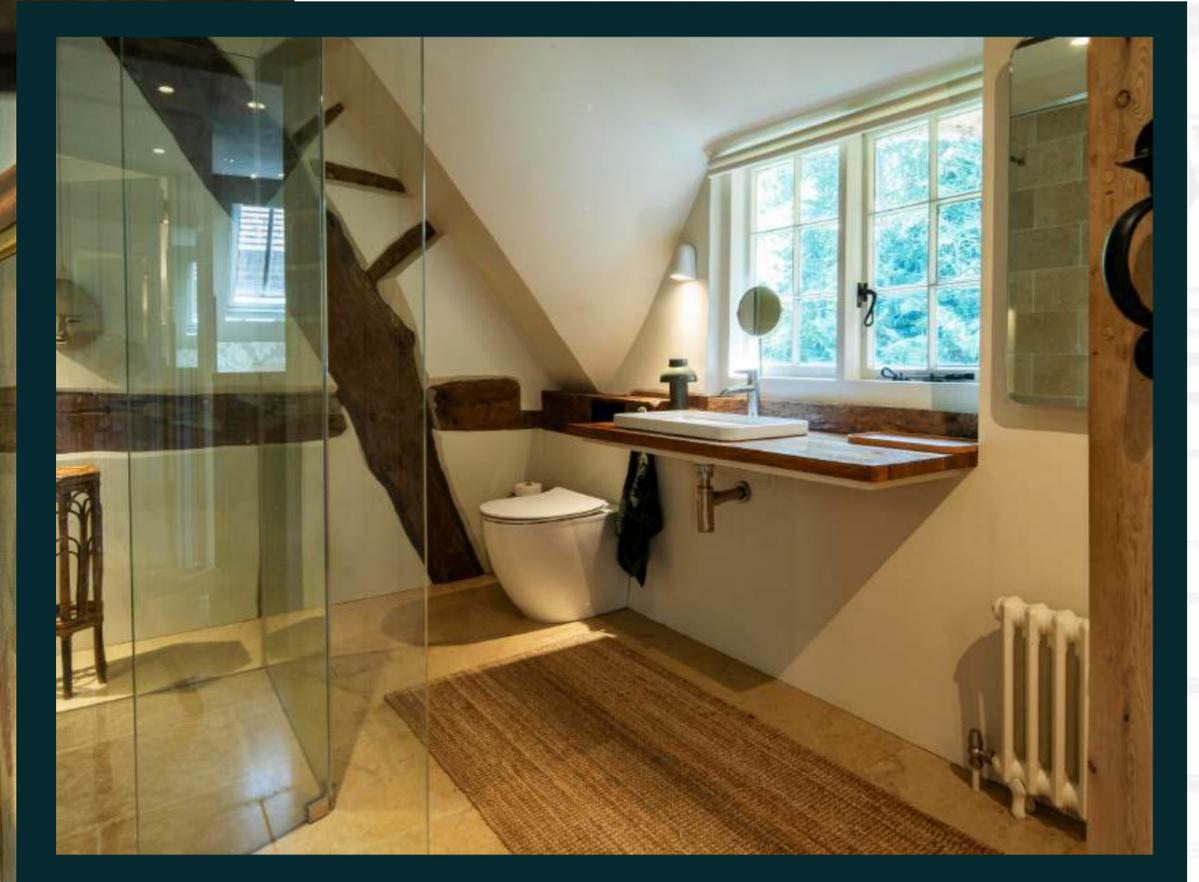


4 Bedrooms
3 Reception rooms
3 Bath/Shower rooms
1 outbuilding
0.35 acre





THE FINER DETAILS



SERVICES
Mains water, drainage and electricity
Oil fired heating

EPC
D

LISTING

Grade II
COUNCIL TAX

Band G
LOCAL AUTHORITY
Wiltshire









ABOUT THIS AREA

Shalbourne is a thriving village which is much sought-after. It is set on the edge of the Wessex Downs, with outstanding views and excellent walking and riding. The village has a pub, church, cricket & tennis club as well as an award-winning local shop. Close by is Hungerford (four miles); with its large open market square and numerous pubs, this bustling town is suffused in history. It also has a mainline station to London Paddington, as does Great Bedwyn (three miles to the west).

Marlborough is nine miles away in the picturesque north-east of Wiltshire. Much of its great beauty is environmentally protected and it offers the discerning visitor a discerning blend of facilities. Its famously wide High Street hosts a market twice weekly. The town displays the confidence of wealth from times past, yet today remains vibrant and progressive with its own chic café culture and many independent shops.

There are a number of excellent state and independent schools in the area and road communications are excellent, with good access to the north, London (M4) and the west (M5)

TOWNS & TRAIN STATIONS

Great Bedwyn 3.5 miles

Hungerford 4 miles

Marlborough 9 miles

Andover 12 miles

Newbury 14 miles

London Paddington from 49 mins (Hungerford)

London Waterloo from 1hr 7 mins

LOCAL

The Plough, Shalbourne

The Crown & Anchor, Ham

The Swan, Wilton

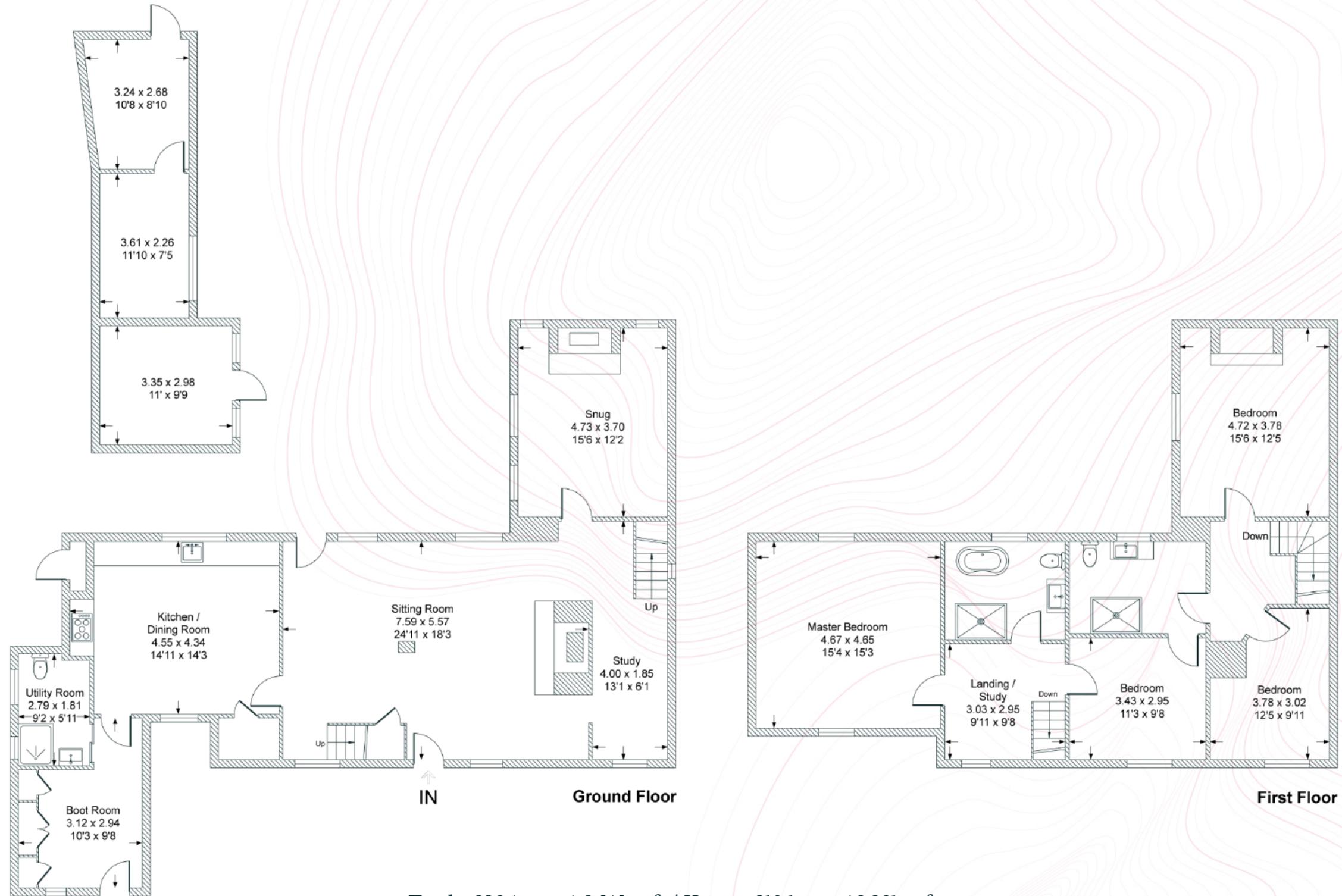








FLOORPLAN



Total - 236.4 sq m / 2,545 sq ft | House - 210.1 sq m / 2,261 sq ft
Outbuildings - 26.3 sq m / 284 sq ft

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