



Fabulous Family Home with Far Reaching Views to the Rear

Guide Price £950,000

Winkworth

LITTLE MENTMORE, EAST KENNETT, SN8 4EY

Located in a beautiful position in the picturesque village of East Kennett, Little Mentmore occupies a great size plot with far reaching views across fields at the rear, swimming pool and hard tennis court.

Built in the 1970's, this home is well presented and offers substantial accommodation for a family. Accessed from the road via the sweeping driveway, you then enter the house into the large entrance hall with galleried landing above. Downstairs accommodation comprises of large dual aspect lounge with open fire, dining room and conservatory. The kitchen is fully fitted with a range of cupboards and has views across the garden. There is also a utility and a downstairs shower room.

Upstairs from the large light-filled landing you will find four double bedrooms; three of which have built-in wardrobes and one has been designed as a study. The main bedroom benefits from an ensuite shower.

The gardens of Little Mentmore are incredible. The large rear garden is south facing and is the perfect setting to enjoy the swimming pool in the summer months. At the side of the garden is also a large tennis court.

The property also has a double garage and large sweeping driveway providing space for a number of cars.

Providing a wealth of space and with the stunning views of the Wiltshire countryside you will adore Little Mentmore and the further potential that it offers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	

AT A GLANCE:

- Large Detached Home
- Stunning Views
- Swimming Pool
- Hard Tennis Court
- Large Gated Drive
- Double Garage
- Three Reception Rooms
- Kitchen/ Breakfast Room
- Utility
- Four Bedrooms
- Three Bathrooms
- Large Garden

Services: Mains drainage, water and electric. Oil fired central heating.

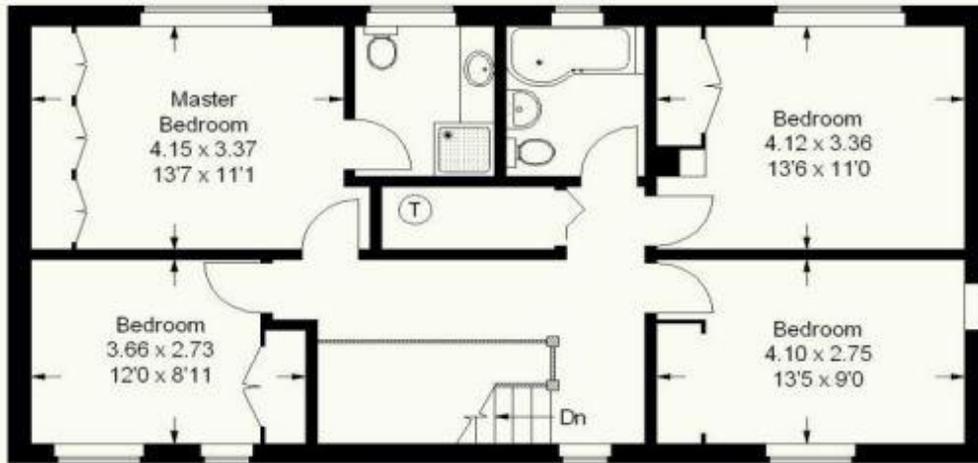
Council Tax: G

EPC: E

LOCATION

East Kennett, lies approximately 5 miles west of the market town of Marlborough. The village is surrounded by the open rolling countryside of the Marlborough Downs which offers excellent facilities for walking, cycling and riding. The Long Barrows of East and West Kennett are set on the edge of the village, with the World Heritage site comprising Avebury and Silbury Hill close by. The popular market towns of Marlborough and Devizes are within easy reach providing an excellent range of day to day facilities. There is good local schooling in both the state and private sectors including a primary school in the village, St Johns secondary school in Marlborough, Marlborough College and St Francis Preparatory in Pewsey. The areas' major commercial centres of Swindon, Salisbury and Newbury are within easy travelling distance.





First Floor

Approximate Gross Internal Area :-
203 sq m / 2185 sq ft (Including Garage)

FLOORPLANZ © 2011
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

 = Reduced headroom below 1.5 m / 5'0"



Ground Floor