



## The Gate House, West Stowell

Guide Price £1,250,000

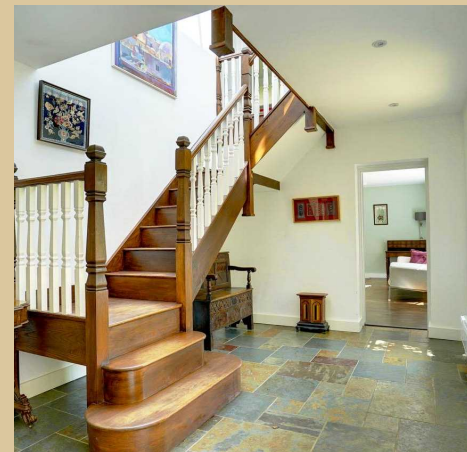
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## The Gate House

West Stowell, Marlborough

The Gate House is a sophisticated and stylish house rebuilt six years ago now with a wealth of living space, giving flexibility for family living and/or home office working. From the entrance hall is a spacious kitchen/dining room, with beautiful views of the rear garden, as well as summer and sitting rooms which have dividing bi-fold doors allowing the rooms to become one grand space, perfect for dinner parties or entertaining. This charming property offers four good sized bedrooms, three en-suites and a large family bathroom. The 5th bedroom is situated downstairs and has the benefit of an en-suite bathroom, which makes this ideally suited for visiting family members, as a playroom or as a stand-alone office suite. Externally there is a stunning high walled private garden of a third of an acre, with a vegetable patch, fruit trees and summer house. In addition there are approximately 6 acres of remarkable communal grounds with 2 small lakes and a croquet lawn.



- A Sophisticated and stylish house
- Private & Rural Location
- Five Bedrooms
- Three en-suites & family bathroom
- Beautiful private walled garden
- Stunning communal gardens and lake
- Garage & ample parking

## WEST STOWELL

This traditional hamlet is situated in the Vale of Pewsey (an Area of Outstanding Beauty). The larger village of Pewsey is about 3.2 miles away, with local amenities including a supermarket, restaurants, deli, pharmacy, sports centre and several pubs, plus the station with regular intercity train services to London Paddington and the South West. The historic market town of Marlborough is 6.4 miles away. There are local village schools in Oare, Pewsey and Woodborough, plus St. Johns in Marlborough, also St. Francis Prep School, Marlborough College and Dauntsey's are all nearby.

### ENTRANCE HALL

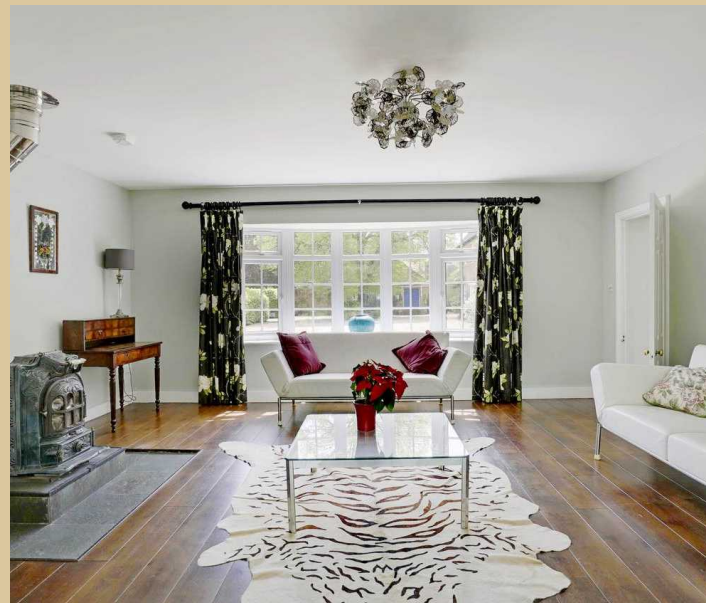
The elegant entrance hall, showcasing a tiled floor and a grand oak staircase ascending to the first floor. A striking double lantern overhead floods the space with natural light. From this impressive entryway, you have direct access to the kitchen, sitting room, and rear lobby.

### SITTING ROOM

Dimensions: 17' 8" x 15' 7" (5.40m x 4.77m). The sitting room is a spacious, light-filled area with a large bay window overlooking the property's entrance. This room boasts a La Radiante multi-fuel antique wood burner and elegant dark-stained oak flooring. Bi-fold doors seamlessly separate the sitting room from the charming summer room, adding to the home's versatility and charm.

### DINING ROOM

Dimensions: 17' 2" x 15' 7" (5.25m x 4.75m). Step into the dining room, a fantastic and spacious area perfect for entertaining. With a huge window and a single door on either side, the room is flooded with natural light. A wood burner takes center stage, adding warmth and charm to the space. Adjacent to the kitchen, this open-plan layout creates a practical living space that truly serves as the heart of the home.





### **KITCHEN**

Dimensions: 15' 9" x 8' 1" (4.81m x 2.48m). This handmade kitchen features wooden countertops and built-in appliances, including a Cuisine Master range cooker with a fan-assisted oven, and a stainless steel extractor. The bespoke antique mirror splashbacks are uniquely designed, adding a distinctive touch to the space. The kitchen seamlessly opens into the dining room, creating a spacious open-plan living area.

### **UTILITY ROOM**

Dimensions: 11' 1" x 9' 1" (3.38m x 2.77m). The utility room is a practical and spacious area featuring ample storage solutions and a sink. A side door provides access to a patio space and the oil tank.

### **SUMMER ROOM**

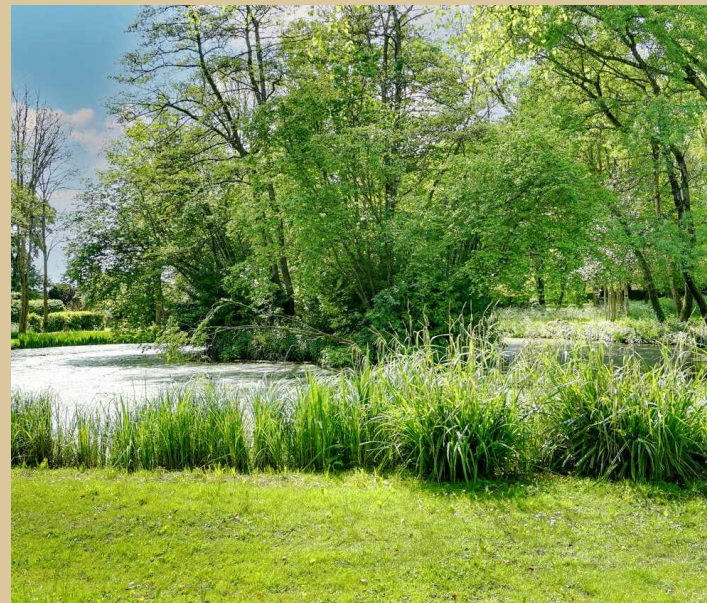
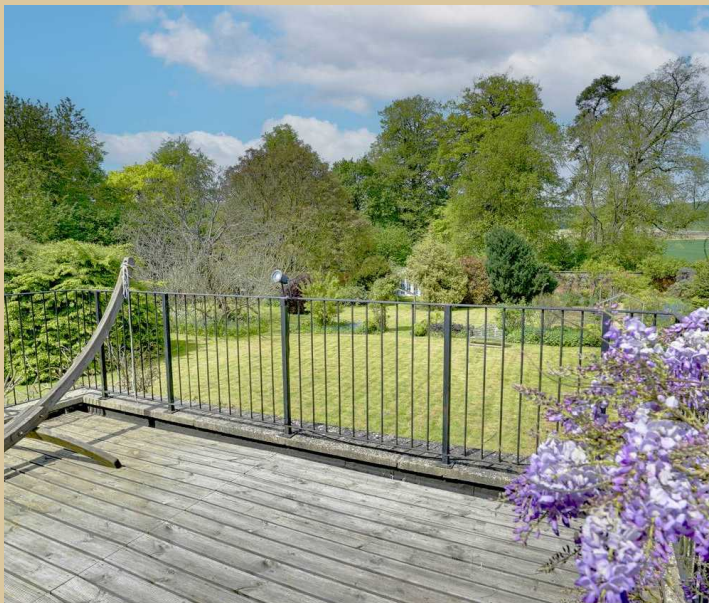
Dimensions: 17' 8" x 12' 5" (5.41m x 3.79m). This inviting room showcases a Deville & Co multi-fuel antique burner and rich dark-stained oak flooring. It seamlessly connects to the dining room and features bi-fold doors that open to a patio, offering picturesque views of the beautifully maintained mature garden.

### **MASTER BEDROOM**

Dimensions: 19' 3" x 13' 0" (5.89m x 3.98m). The master bedroom, featuring bamboo flooring, is bathed in natural light from double French doors flanked by windows. These doors open onto a spacious decked area overlooking the walled grounds. The ensuite bathroom includes a separate double shower, bath, WC, and a low-level sink. Additionally, a skylight fills the room with abundant natural light.

### **BALCONY**


Dimensions: 15' 7" x 12' 7" (4.75m x 3.86m). The main bedroom includes a decked balcony that extends outward, offering a peaceful space to take in the breathtaking views. Overlooking the stunning garden grounds and the picturesque Oare Hill, this balcony enhances the charm and appeal of the bedroom's outdoor extension.



# West Stowell, Marlborough

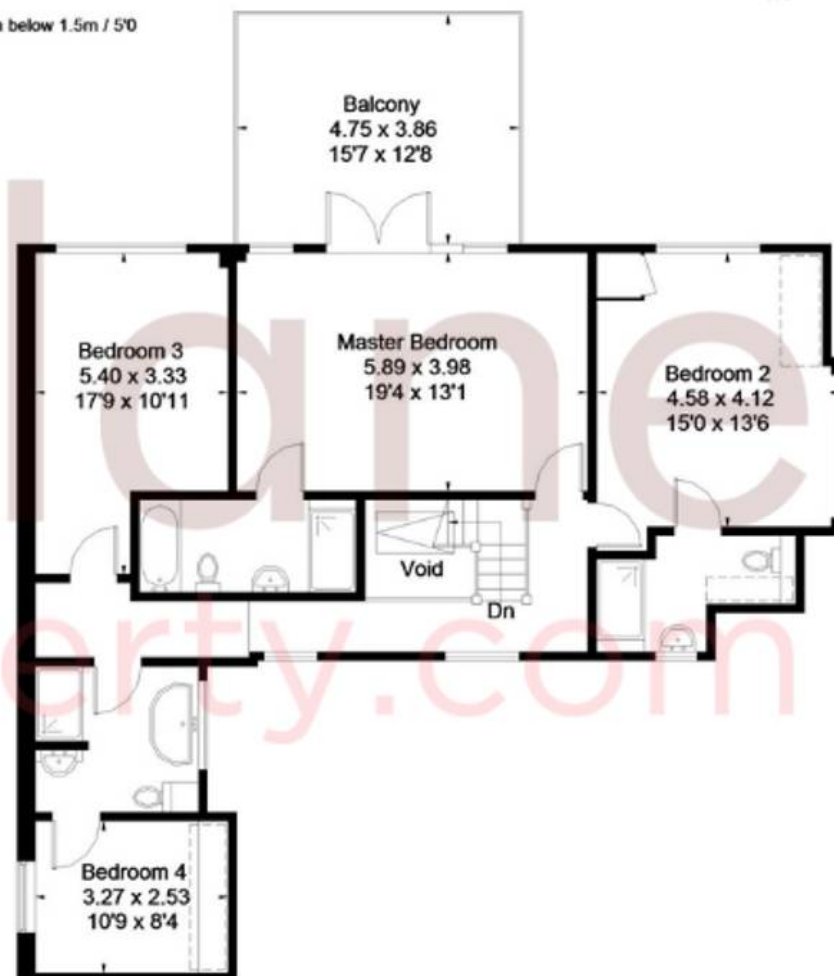
Approximate Gross Internal Area = 243.7 sq m / 2623 sq ft  
(Excluding Void)



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



## Marlborough Sales

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