



Chalkston House, High Street, Broad Hinton, SN4 9PA

**Guide Price £700,000 - £750,000**

**richard james**

Village & Country Homes

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## High Street

### Broad Hinton

Freehold | EPC Rating - E



Situated in the peaceful village of Broad Hinton is this Charming Georgian detached house which is steeped in History.

Chalkston House was built from Chalkstone from the Marlborough Downs and was originally several cottages which was converted into a single dwelling, many years ago... and recently refurbished throughout

Broad Hinton itself is a delightful village with a range of amenities including, primary school, The Crown pub and La Strada (Italian Restaurant), Village Hall, Church and Cricket Club. For those that love outdoor pursuits you are moments from open countryside and the Famous Ridgeway Bridlepath!

The Village provides great access to Wroughton, Marlborough, Royal Wootton Bassett and Swindon with mainline to Paddington c.57mins. The A419 and M4 are also easily reachable. The Bassett Down Golf Complex with Café is a short drive away!

The property itself oozes character and style as you wander around with the accommodation comprises entrance hall, cloakroom, fitted modern kitchen, dining room with original cabinetry, reception with double doors onto the garden and wood burning stove and office/study. The first floor offers luxurious master suite with dressing room and five piece en-suite bathroom with shower, three further bedrooms and bathroom with additional shower.





Outside the property offers a 0.21 acre plot, the gardens are mature with a mixture of hedging, shrubs and mature trees.

There is a super Alfresco dining area complete with outdoor kitchen with double built in BBQ and an Italian woodfired oven! Parking is plentiful with a large graveled area allowing off road parking for several vehicles as well as single garage.





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# Floorplan

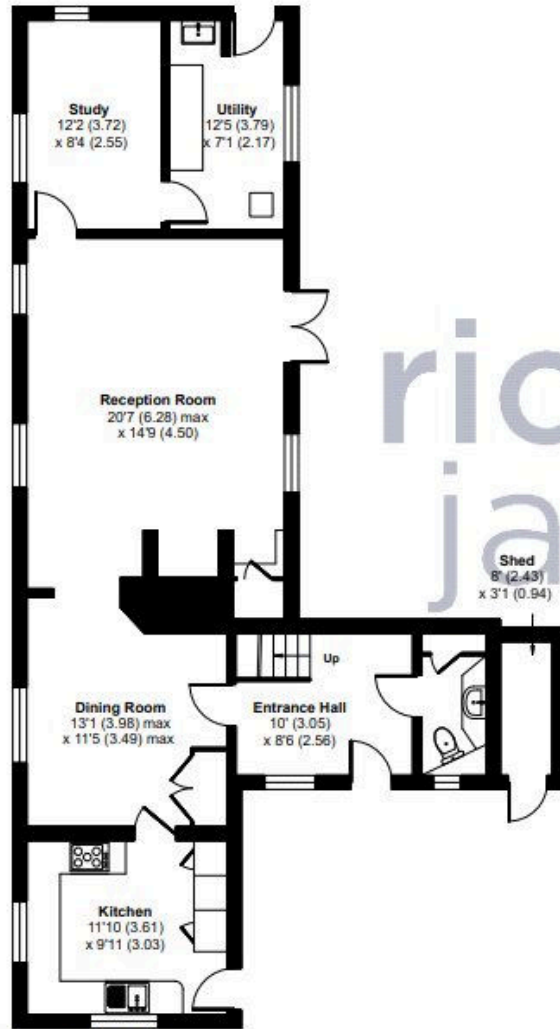
Approximate Area = 1969 sq ft / 182.9 sq m

Garage = 186 sq ft / 17.2 sq m

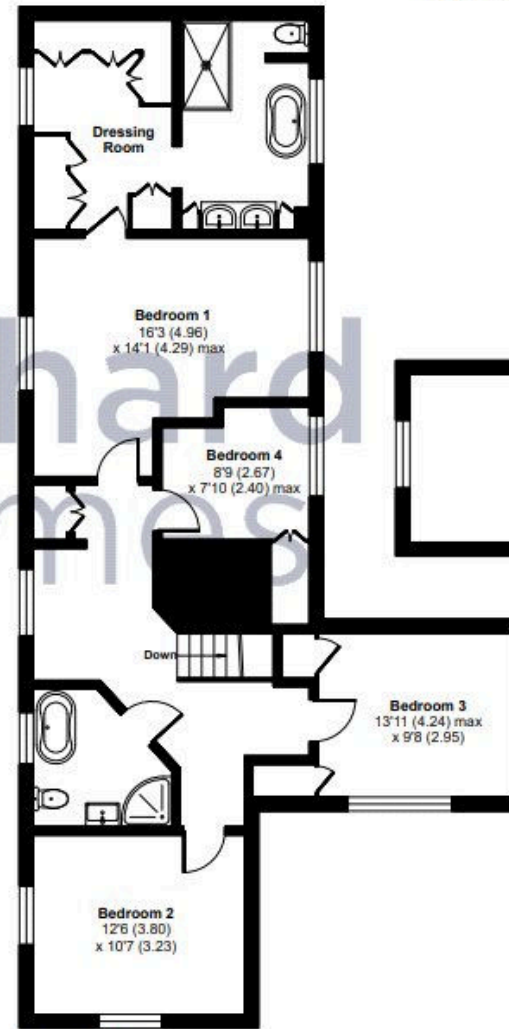
Outbuilding = 24 sq ft / 2.2 sq m

Total = 2179 sq ft / 202.3 sq m

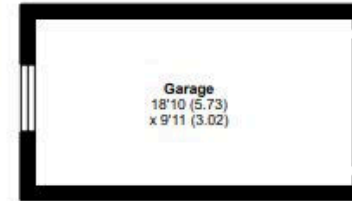
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rjchecon 2024. Produced for Richard James. REF: 1192825

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