



**THE COURT HOUSE,  
BISHOPSTONE**

**Carter Jonas**



# THE COURT HOUSE, CHURCH WALK, BISHOPSTONE, SN6 8PZ

A STYLISH, DETACHED PERIOD FAMILY HOME, SET IN THE HEART OF THE POPULAR VILLAGE OF BISHOPSTONE.

## KEY FEATURES

- Detached period home
- Village location
- Wonderful gardens
- Views over the village
- Four bedrooms
- Versatile living accommodation
- 2200 square feet
- Walking distance to village pond and pub



## SITUATION

Bishopstone is a thriving and popular village. It is set amidst unspoilt North Wiltshire countryside and adjoins the North Wessex Area of Outstanding Natural Beauty. The village has a primary school, church, village hall, village shop and an excellent pub, The Royal Oak.

The main local towns are Marlborough and Highworth, with a more extensive range of shops and services in Swindon (7 miles). Other local centres include Bath, Bristol, Newbury and Cheltenham. Communications are excellent: M4 junction 15 is under 5 miles and trains to Paddington from Swindon are from 51 minutes.

The village is surrounded by glorious countryside, perfectly positioned for excellent rides and walks and has easy access to the Ridgeway National Trail.

## DESCRIPTION

Set on a private pedestrian path and coming to the market for the first time in 30 years, The Court House is a wonderful period property in an elevated position in the heart of the village. Offering over 2200 square feet of accommodation, the property is arranged over three floors providing versatile living.

Once the old court room, the main reception space welcomes you into the home and is focussed around the fireplace with wood burning stove. Adjacent is the formal dining room with dual aspect windows overlooking the rear gardens. The real heart of the home is the open plan kitchen/breakfast room. This room is flooded with natural light and there is ample space for a large dining table and a seating area to one end, making this the ideal space for family gatherings or entertaining, as double doors open out to the patio area and garden beyond.

To the lower level you will find a second reception room, shower room and a utility/boot room. This space is perfect for when guests come to stay or an extra living space for older children to enjoy. The reception room could easily be utilised as a fifth bedroom. A door opens to the veranda, a covered seating area with delightful views over the garden and the village beyond.

To the first floor are four double bedrooms, with the principal bedroom benefiting from having its own ensuite shower room. The other bedrooms are served by the well-appointed family bathroom.

## OUTSIDE

The property is approached via a pedestrian path where there is parking for three to four vehicles. A wooden gate leads to the front door and the pretty cottage style front garden. The rear garden is spectacular and offers a variety of space to sit and enjoy. Within the garden you will find an array of specimen trees, plants, shrubs and flowers which provide interest and colour throughout the year. Paths meander through the garden, so that all levels are accessible and to the lower level is access to the chalk stream, perfect for dipping your feet or for a dog to enjoy a paddle. A large paved area provides a further seating spot or is a great space for a family BBQ. The garden provides privacy and tranquillity whilst enjoying views over the village rooftops.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, septic tank. oil fired central heating.
- Council tax band: F
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £1,200,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

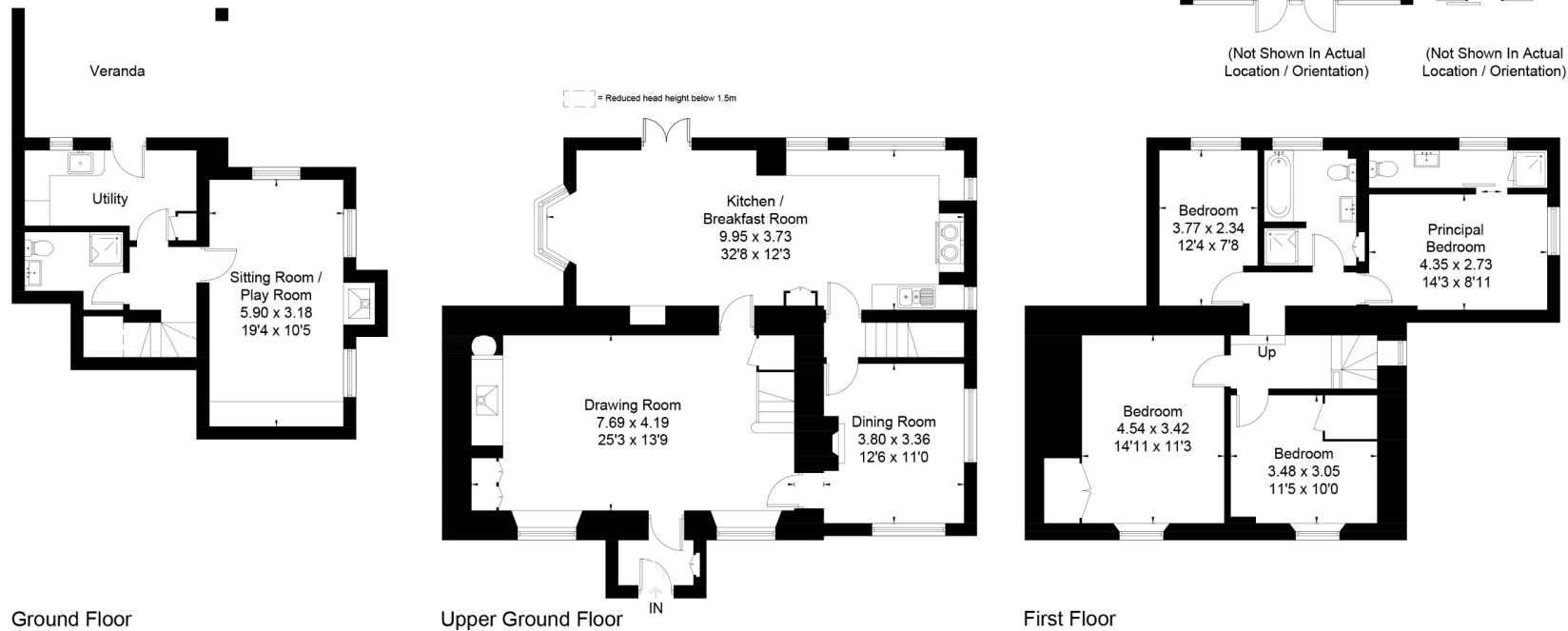








Church Path, Bishopstone Swindon, SN6  
 Approximate Area = 2246 sq ft / 208.7 sq m  
 Outbuildings = 147 sq ft / 13.7 sq m  
 Total = 2393 sq ft / 222.4 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94091

**Marlborough 01672 514 916**  
 93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
 Offices throughout the UK

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Classification L2 - Business Data