



WANBOROUGH,
SWINDON

Carter Jonas

BRAMBLE COTTAGE, 46 CHURCH ROAD, WANBOROUGH, SWINDON, WILTSHIRE, SN4 0BZ

A SPACIOUS AND STYLISH PERIOD HOUSE WITH A GENEROUS GARDEN, IDEALLY LOCATED IN THIS POPULAR VILLAGE.

KEY FEATURES

- Grade II Listed
- Detached family house
- 4 bed / 2 bath
- Period features
- Village location
- Garage and driveway parking for several cars
- Good road and rail connections
- Large garden with patio + BBQ



SITUATION

Bramble Cottage is a character property situated on the edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) in the picturesque Anglo-Saxon village of Wanborough. The village has five public houses in total and a parish church, which is unusual in having a spire at one end and a tower at the other. There is a good local primary school in the village with Pinewood, St Hughes, and Marlborough College all within easy reach. There is also a doctors surgery, a monthly farmers market in the village hall and Hoopers Field which provides excellent sporting facilities with tennis courts, bowls, cricket and football. The village is surrounded by glorious countryside with a good network of footpaths and bridleways and is moments to The Ridgeway.

The M4 (junction 15) is readily accessible, providing links to London and the West Country. Swindon mainline station is nearby with links to London Paddington (c60 mins), Bristol Temple Meads (c38 minutes) and Bath (c23 minutes). The Great Western Hospital is close by and the market town of Marlborough is also within a reasonable distance, with its boutique shops, coffee shops and a range of restaurants and pubs.

DESCRIPTION

Bramble Cottage is a charming Grade II listed thatched cottage located in the sought after village of Wanborough.

At just over 1900 square feet, this fabulous home is deceptively spacious and also enjoys higher than average ceilings for a house of its type. The cottage is beautifully presented throughout, with a wonderful balance of space and great flow to the accommodation, offering the perfect balance between period and contemporary.

The main sitting room is the heart of the house and is a lovely, elegant room centred around the Inglenook fireplace with wood-burning stove. Reception space is not in short supply as on the other side of the entrance hall is an additional sitting room.

The kitchen /dining room is a wonderful and generous space, ideal for entertaining or family meals and opens onto the garden beyond. This modern kitchen has a great range of fitted units, granite surfaces and no shortage of storage. The large utility room, with butlers sink and W.C, completes the ground floor accommodation.

Heading upstairs, the principal bedroom enjoys generous proportions with built in cupboards and an ensuite bathroom. At the far end of the property, in the oldest part of the house, is another spectacular double bedroom with a cathedral style vaulted ceiling. There are two further double bedrooms, all of which are served by the well-appointed family shower room.

OUTSIDE

The house is approached via a gravel driveway offering ample car parking, in addition to the detached garage.

The gardens are all to the rear and are mainly laid to lawn with a good mixture of mature trees and shrubs. There is a brick paved patio located off the kitchen, with a brick-built BBQ, which offers the ideal spot for alfresco dining in the warmer months.

SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage, Gas fired central heating.
- Council tax band: E
- Energy efficiency rating: Exempt
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £725,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



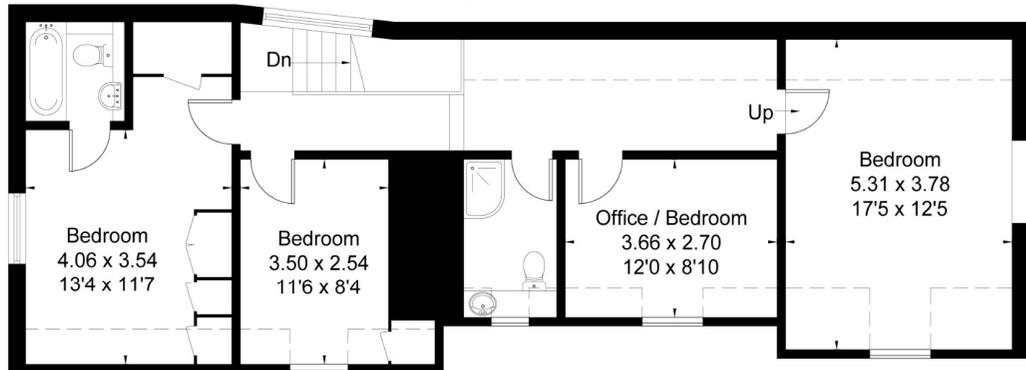


Classification L2 - Business Data

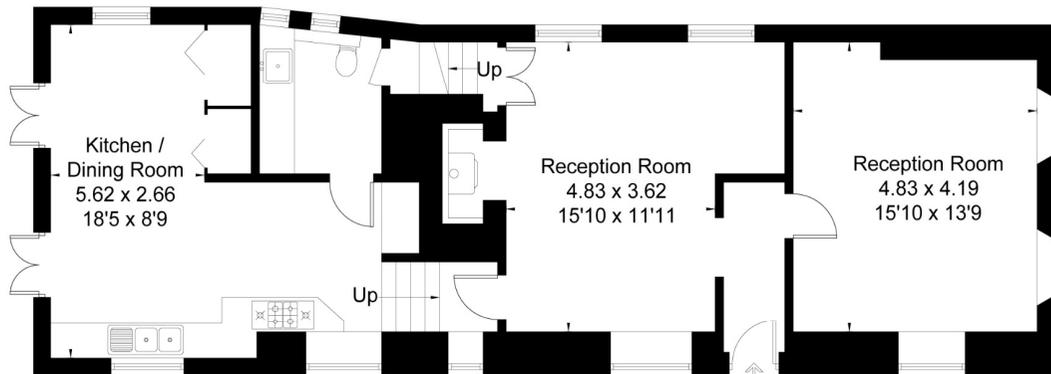
Church Road, Wanborough Swindon, SN4
 Approximate Area = 1907 sq ft / 177.2 sq m
 Outbuilding = 275 sq ft / 25.6 sq m
 Total = 2182 sq ft / 202.8 sq m



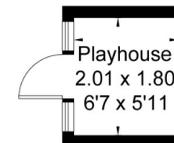
= Reduced head height below 1.5m



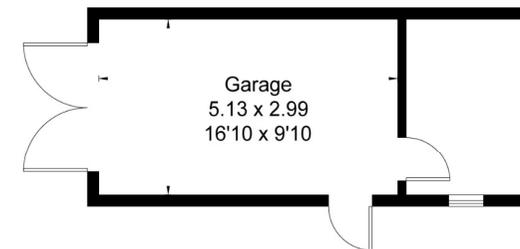
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #86990

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