



WILTON,  
MARLBOROUGH

Carter Jonas



# HIDEAWAY COTTAGE, WILTON, MARLBOROUGH, WILTSHIRE, SN8 3SS

## AMENITIES

- Three Bedrooms
- Two bathrooms
- Charming garden
- Home Office / Studio
- Driveway Parking
- Village Location

## DESCRIPTION

Located in a secluded position in the heart of this most popular of Wiltshire villages, Hideaway Cottage is a charming three-bedroom house with a detached home office/garden room at the rear of the garden.

At 1357 square feet, the house enjoys great proportions and is presented to a high standard throughout. The welcoming entrance hall leads off to the modern kitchen / breakfast room, which has been cleverly designed with a good range of fitted units.

The sitting room is a spacious yet cosy space, overlooking the garden and centred around the woodburning stove. This room has a lovely, comfortable feel and leads seamlessly through to the conservatory and garden beyond. The ground floor accommodation is completed by the study and cloakroom.

Heading upstairs, there is a truly impressive principal bedroom overlooking the garden with exposed beams and a vaulted ceiling, complete with an en-suite shower room and generous fitted wardrobes. It also enjoys full length windows which open out onto a glazed balcony. There are two further bedrooms (one double and one single) which are served by the well-appointed family bathroom. In addition, there is a large and very handy boarded loft, offering excellent additional storage.

## OUTSIDE

The cottage is approached across a shared drive through iron gates to its own private driveway, offering ample space for parking.

The gardens are mainly set across a small stream, accessed by a wooden bridge, and principally laid to lawn with a range of mature trees and shrubs. At the rear is an extremely useful and spacious garden room, which makes an ideal home office in this peaceful setting. Outside, there is a decked terrace offering the perfect place for entertaining and beneath is a timber outbuilding, great for garden/bike storage with power and water, including a w.c.

Should there be the need for more space, it should be noted that there is lapsed planning permission for a one-bedroom annexe on the driveway (<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014dZ47AAE/k58378f>).

## A CHARMING THREE BEDROOM COTTAGE WITH STUNNING GARDENS AND DRIVEWAY PARKING IN THE HIGHLY DESIRABLE VILLAGE OF WILTON.



## SITUATION

Hideaway Cottage is situated in the popular village of Wilton, in the North Downs Area of Outstanding Natural Beauty, surrounded by wonderful countryside offering fantastic walking, riding, cycling and other country pursuits. The village is positioned on the edge of the Savernake Forest and the Kennet and Avon Canal and offers a vibrant village community with the popular local public house, The Swan. The neighbouring village of Great Bedwyn provides a range of local facilities including a village shop, post office, primary school, doctors' surgery, hairdressers, tennis club and pub. There is also the mainline train station with free parking offering direct trains to London Paddington (about 58 minutes). Trains to Paddington also run from Hungerford and Pewsey (both 7 miles) and Newbury (16 miles), whilst London Waterloo can be accessed from Andover (13 miles, about 63 minutes). There is also easy access to the M4. The nearby towns of Marlborough and Hungerford are within easy reach, and both provide an excellent range of retail and other facilities. A wide range of schooling options are available in the area including St Francis Pewsey, Great Bedwyn Primary School, St Katherine's Primary School, Farleigh, Pinewood, St John's Marlborough, Marlborough College and Dauntsey's.

**GUIDE PRICE:** "Offers over" £600,000 (Subject to Contract)

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

Classification L2 - Business Data

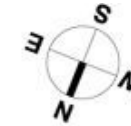




Classification L2 - Business Data



Grafton Road, Wilton, SN8  
 Approximate Area = 1357 sq ft / 126.1 sq m  
 Garden Room = 159 sq ft / 14.8 sq m  
 Total = 1516 sq ft / 140.9 sq m  
 Including Limited Use Area (15 sq ft / 1.4 sq m)



#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: D
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details



Surveyed and drawn in accordance with the International Property Measurement Standards  
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