



**BROAD HINTON,
WILTSHIRE**

Carter Jonas

ANVIL COTTAGE, BROAD HINTON, WILTSHIRE, SN4 9PF

A SUBSTANTIAL AND INDIVIDUAL FAMILY HOUSE, WITH PRIVATE GARDENS AND EQUESTRIAN FACILITIES IN A WELL-PLACED DOWNLAND LOCATION, WITH LARGE GARDEN AND Paddock. C3.71 ACRES IN ALL.

KEY FEATURES

- Five-bedroom house
- Two bathrooms
- Self-contained studio
- Impressive kitchen / breakfast room
- Drawing room and separate family room
- Dining room
- Garden room and conservatory
- Downstairs cloakroom
- Utility room and boot room
- Driveway parking
- Double carport
- Lovely mature gardens
- Large vegetable plot
- Swimming pool
- Large barn / workshop
- Stables and paddock
- Edge of village location



SITUATION

Anvil Cottage is situated on the very edge of Broad Hinton, approximately 7.5 miles from Marlborough. It is a short walk from the centre of this desirable village providing good local amenities including a pub, Italian restaurant, village hall and church. It is well placed strategically for the regional centres of Marlborough, Swindon and Newbury.

There are an excellent range of schools from village primary (Ofsted rate Good) and local secondary to the independent sector of Dauntsey's (bus pick up in the village), Marlborough College and St. Mary's Calne.

The hugely popular market town of Marlborough is nearby offering a range of boutique shops, cafes, restaurants and pubs whilst Swindon has a fast rail link for Paddington, about 55 minutes. M4 junctions 15 and 16 are readily accessible. The village is situated about 4 miles north of the World Heritage Site of Avebury within the North Downs Area of Outstanding Natural Beauty. The surrounding countryside is ideal for riding, cycling and walking.

DESCRIPTION

Anvil Cottage is a substantial and individual family house, set in a fabulous location and with views across to the Hackpen White Horse and Marlborough Downs. This contemporary property is constructed of white rendered elevations under a tiled roof and offers flexible accommodation over two floors.

The generous kitchen/breakfast room, complete with Aga and a range of built-in units, provides an excellent family space. There is a great flow to the downstairs space and no shortage of reception rooms. Of particular note is the spacious drawing room which is centred around the wood burning stove and has doors off leading to both the conservatory and dining room. The ground floor also benefits from a cloakroom, utility room and boot room.

The principal bedroom boasts a balcony overlooking the gardens and enjoys an abundance of built-in wardrobes and en-suite shower room. The four further bedrooms on the first floor are served by the family bathroom.

A vaulted garden room links the main body of the house to the family room / playroom, above which is a useful self-contained studio with ensuite shower room.

Adjoining the house is a large integral barn/workshop which offers an incredibly handy flexible space, with external access to the stable courtyard.

OUTSIDE

The house is approached via a driveway, leading to a courtyard and parking area. There are two stables and hay barn as well as a two-bay car port. The house sits in just over 1 acre of grounds with the gardens predominantly to the south of the house. The garden is mainly laid to lawn with a variety of mature trees and shrubs and an outdoor swimming pool. A sizeable vegetable garden is found to the rear of the property with 10 full sized beds and 3 half sized beds. Over the years, the owners have successfully grown all manner of fruit and veg, including asparagus, rhubarb, strawberries, gooseberries and even cobnuts. Anvil Cottage offers the perfect place to eat what you grow with endless opportunities.

The paddock is located just the other side of the lane and is of predominately level pasture totalling approximately 2.5 acres. It has direct access from the lane, with a metered water supply with a trough, and a field shelter.





SERVICES & MATERIAL INFORMATION

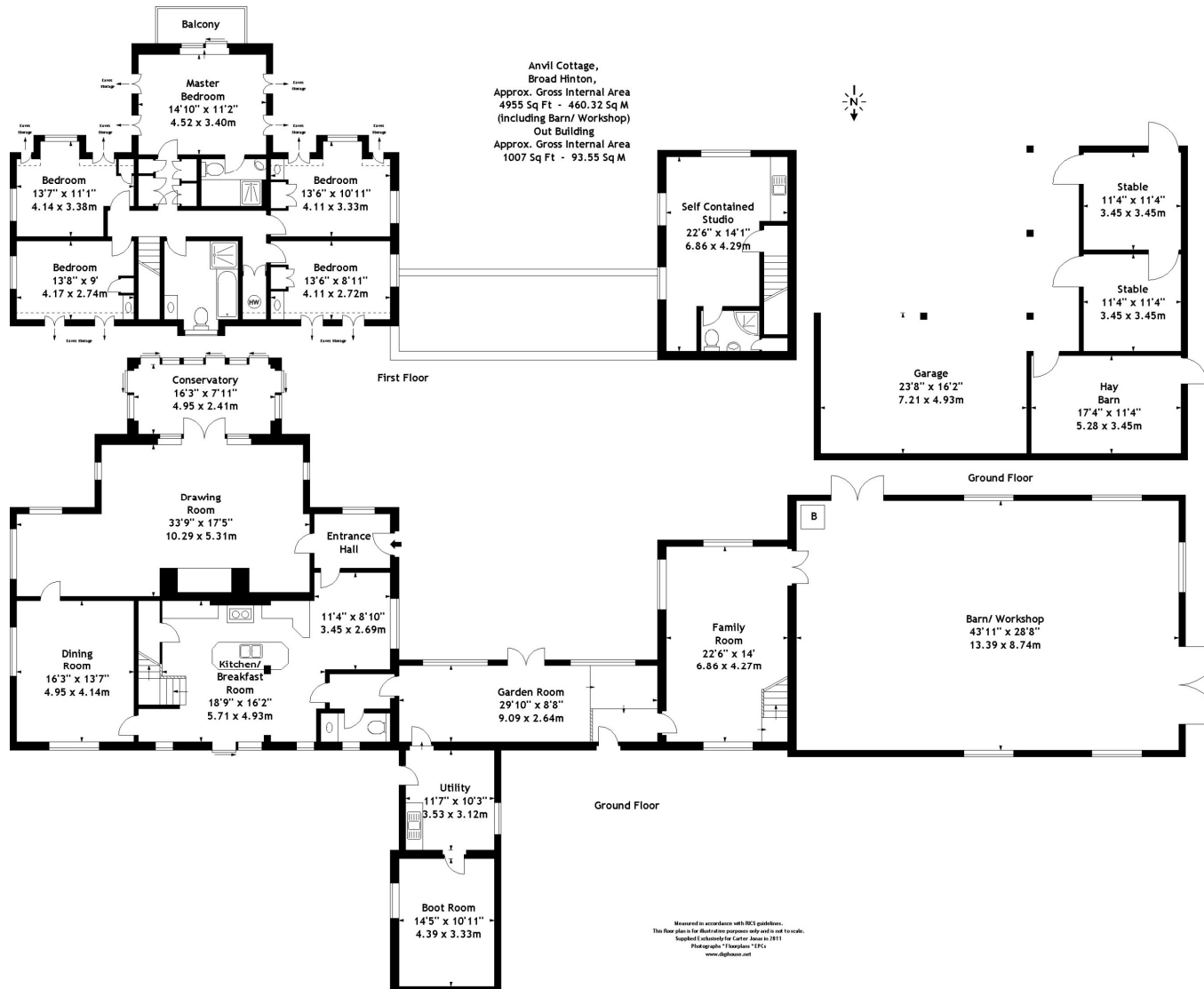
- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,200,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

What3Words ///actor.scorecard.tent





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Classification L2 - Business