



**BROWNS COTTAGE,
ALTON BARNES**

Carter Jonas

BROWNS COTTAGE, BROWNS LANE, ALTON BARNES, SN8 4JZ

AMENITIES

- Rural location
- Countryside views
- Detached period cottage
- Scope for renovation
- Aga
- Fireplace with wood burning stove
- Good-sized rear garden
- Garage and off-street parking

SITUATION

Alton Barnes is a highly regarded rural village set within the heart of the Vale of Pewsey, an Area of Outstanding Natural Beauty, surrounded by rolling chalk downland and open countryside. Local amenities within the village include a village hall (The Coronation Hall), which hosts regular community events, clubs and activities, and a local public house (The Barge Inn). A wider range of everyday amenities, including independent shops, cafés, supermarkets and medical facilities, can be found in the nearby villages of Pewsey and Marlborough. Pewsey also offers a mainline railway station with services to London Paddington, Bath and the West Country, making the area popular with commuters who wish to enjoy a rural setting without sacrificing connectivity. Road links via the A361 provide access to Devizes, Marlborough and the wider Wiltshire area.

DESCRIPTION

Set within a wonderfully peaceful rural setting and enjoying far-reaching views across open countryside, this detached period cottage presents a rare and exciting opportunity to restore and reimagine a truly charming home.

Believed to date back several centuries, the property retains a wealth of period features, including exposed beams, original fireplaces and characterful proportions, all of which provide a superb canvas for sympathetic updating. While the interior now requires comprehensive modernisation, it offers excellent scope for buyers to create a bespoke country retreat tailored entirely to their own tastes.

The accommodation is arranged over two floors and includes three bedrooms, with principal rooms enjoying lovely outlooks over the surrounding landscape. A generous sitting room and separate dining room both showcase traditional fireplaces, while the kitchen offers direct access to the garden and further potential to be redesigned as a modern family space.

A CHARMING THREE BEDROOM DETACHED COTTAGE SET IN THIS RURAL LOCATION WITH UNSPOILT VIEWS OVER OPEN COUNTRYSIDE AND THE WHITE HORSE BEYOND.



Tucked away in a quiet and unspoilt location, the property offers an enviable sense of seclusion while remaining within reach of nearby villages and amenities. This is an ideal opportunity for those seeking a period home with character, space and exceptional potential in a beautiful rural setting.

OUTSIDE

The cottage sits within a good-sized garden, predominantly laid to lawn and bordered by mature hedging and planting, providing privacy and a delightful setting from which to enjoy the countryside views and White Horse. There is a detached garage, along with off-street parking, adding valuable practicality to this rural home.

GUIDE PRICE: £500,000 (Subject to Contract)

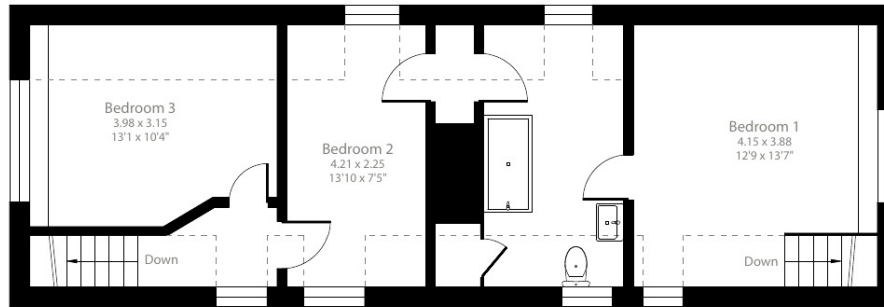
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



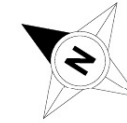
Brown's Lane, Alton Barnes, Marlborough, SN8

Approximate Area = 1238 sq ft / 115 sq m
 Limited Use Area(s) = 163 sq ft / 15.1 sq m
 Garage = 192 sq ft / 17.8 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1644 sq ft / 152.6 sq m

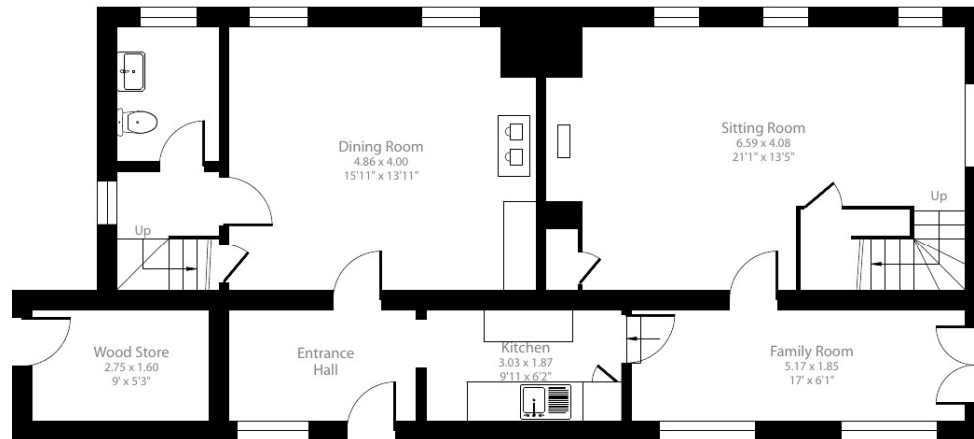
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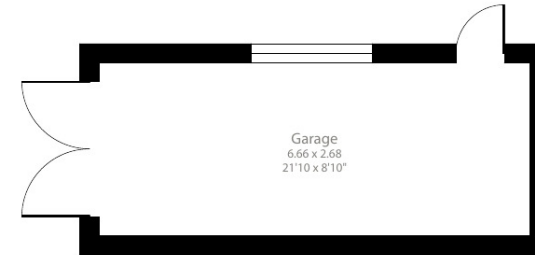
First Floor



Denotes restricted
head height



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Carter Jonas. REF: 1433554

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Private Drainage, Oil Heating
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details

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Classification L2 - Business Data