



2 DENE FARM COTTAGES, LOCKERIDGE

BREARLEY & RICH
ESTATE AGENTS

2
DENE FARM
COTTAGE

2, DENE FARM COTTAGES, LOCKERIDGE, MARLBOROUGH, WILTSHIRE, SN8 4EP

*Marlborough centre 4 miles, M4 (Junction 15) Approximately 11 miles. Pewsey Station 8 miles.
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

Well proportioned, extended and improved 3 bedroom semi-detached bungalow with superb rear views across paddocks and West Woods is located within this pretty and highly regarded village.

* Entrance hall * Sitting room & Dining room and sun room * Kitchen/breakfast room * Utility room * 3 Bedrooms * Family bathroom *
* Garage * Ample parking * Excellent village location



LOCKERIDGE

The property is situated near the centre of the desirable village of Lockeridge, while being just outside the conservation area. There is a popular village pub, The Who'd A Thought It and a village school. The village is within the Wessex Downs Area of Outstanding Natural Beauty.

A wider range of facilities are available in the nearby market town of Marlborough which offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets and boasts a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy. The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This wonderful property has been extremely well cared for by the current owner and enjoys easy to live in, well planned accommodation. The hallway that leads to all rooms. The sitting room is dual aspect and has an open fire. The kitchen/breakfast room has fully fitted oak kitchen units and space for a dishwasher and fridge. There is also a pantry and a door that leads to an area that houses the washing machine and a coats cupboard. Another door then leads to the rear garden and side of the property. The dining room has been extended to include a very sunny family room/sun room. There are three generous bedrooms all of which would accommodate a double bed. Finally, there is a family bathroom with a white suite and an over bath shower.

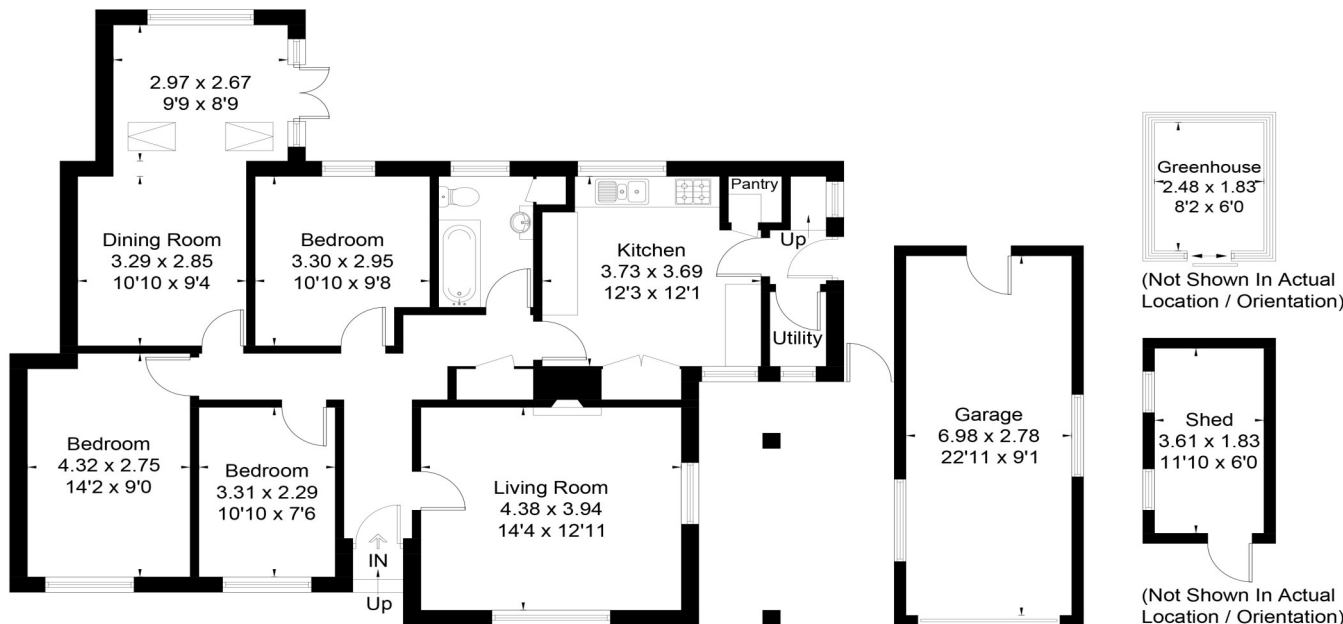
OUTSIDE


The property is approached over a gravel drive that leads to a single carport and a single garage as well as offering ample parking. To the rear of the property there is a generous southerly facing landscaped garden that is laid to lawn and also has a fabulous terrace with mature raised flower beds and other established plants and shrubs. The view to the rear is far reaching and uninterrupted over paddocks and West Wood which itself is only approximately a ten minute walk away.

SERVICES

Mains electricity and water and septic tank drainage. Oil fired central heating. Solar panels mainly for hot water. Council tax Band: D £2044.23 2025/26

Approximate Floor Area = 102.8 sq m / 1106 sq ft
 Garage & Greenhouse = 24.2 sq m / 260 sq ft
 (Excluding Shed)
 Total = 127 sq m / 1366 sq ft



 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 #89017



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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