



199 WILTON, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

199 WILTON, MARLBOROUGH, SN8 3SP

M4 (Junction 14) Approximately 11 miles. Marlborough 9 miles, Rail link via Hungerford (8 miles) or Great Bedwyn (2.5 miles) to London Paddington in approximately 57 minutes

A delightful and very special Grade II Listed semi-detached home and with an extensive rear garden and outstanding views. The current owners have deliberately preserved the very best of the charming original features while improving the overall footprint.

- * Kitchen/breakfast room * Sitting room * Cloakroom * Orangery Conservatory/dining room**
- * 3 Double bedrooms * Study/occasional 4th bedroom * Family bathroom**
- * Fabulous formal garden with an abundance of flowers plus a cultivated vegetable garden**
- * Parking * Garage * Solar powered hot water**





WILTON

Wilton is a picturesque village located on the West Berkshire/Wiltshire border within the North Downs Area of Outstanding Natural Beauty. Wilton lies to the edge of the historic Savernake Forest and the Kennet and Avon Canal is also close by. The village is very popular with outdoor pursuits enthusiasts ending-up at the wonderful local pub, The Swan.

The neighbouring village of Great Bedwyn (2 miles) offers a village shop, post office, excellent primary school, surgery, tennis club and pub. There is also a train station offering direct trains to London Paddington in about an hour. The nearby town of Hungerford and village of Pewsey also have stations serving London. London Waterloo can be reached from Andover Station (approx. 13 miles). J14 of M4 is also easy to access. The nearby towns of Marlborough and Hungerford offer an excellent range of retail and other facilities. Schooling options are varied and include St Francis Prep School at Pewsey, St Katherine's Primary in Savernake forest, Great Bedwyn Primary School, Pinewood Prep, St John's Secondary in Marlborough, Marlborough College, St Mary's, Calne and Dauntsey's School.



THE PROPERTY

The property combines the warmth and atmosphere of a traditional country cottage with generous living space, making it an appealing home for those looking for character, comfort and a wonderful connection with the surrounding landscape. The sitting room is a particularly inviting space, centred around an open fireplace, creating a cosy and atmospheric room in which to relax. The farmhouse-style kitchen/breakfast room provides a welcoming heart to the home, with a traditional range cooker and back boiler adding to its country character and providing a natural focal point for the room. A major feature of the property is the large orangery-style conservatory, which enjoys an enviable position overlooking both the garden and the magnificent views beyond. The extensive glazing fills the room with natural light and provides a wonderful outlook down the length of the garden towards the surrounding countryside and Wilton Windmill. It is a superb additional living space, ideal for dining, entertaining or simply sitting and enjoying the ever-changing views. The cloakroom also has a shower. There are three bedrooms, with one enjoying a particularly attractive dual-aspect outlook, allowing plenty of natural light and providing views in two directions. There is also an occasional fourth bedroom/study.

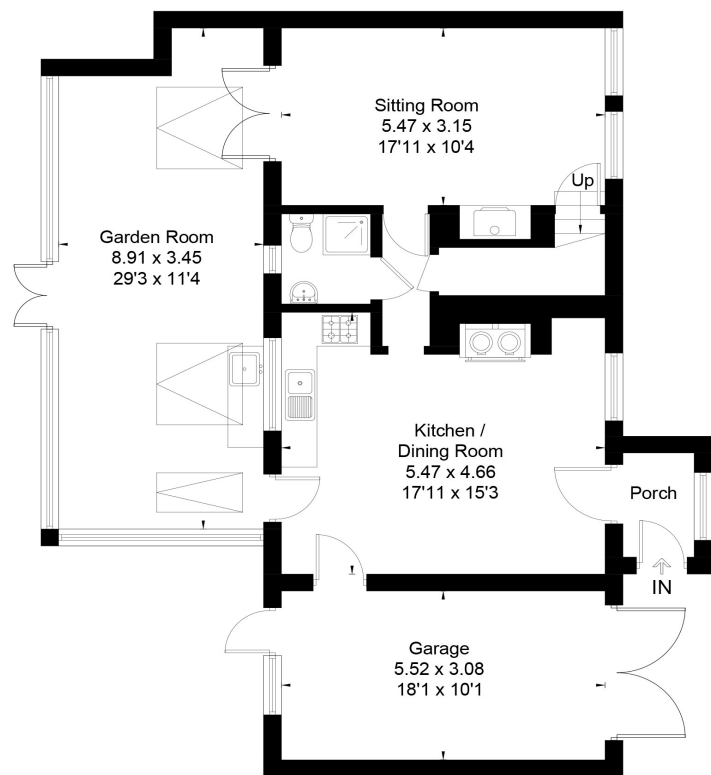
The long, pretty and well-established garden is undoubtedly one of the property's great attractions. Carefully divided into distinct areas, it incorporates a formal lawn, attractive flower and shrub borders and a productive vegetable garden. The mature planting gives the garden a wonderfully established feel, while its generous length creates a lovely sense of space. The garden provides plenty of room for outdoor dining, relaxation and gardening, with the open views create a truly picturesque backdrop. A good-sized single garage, with both light and power, provides useful additional storage and workshop space. The front of the property is laid to gravel with parking for at least three vehicles. The property benefits from solar-powered hot water, combining traditional heating fuel of oil with an energy-conscious feature.

SERVICES Mains electric and water. Septic tank drainage. Oil heating. Solar panels for hot water. Council Tax Band: E

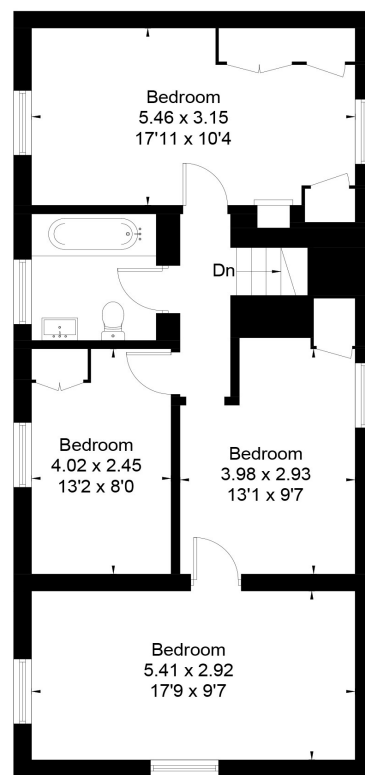
TENURE Freehold. Grade II Listed.

Approximate Floor Area = 176.8 sq m / 1903 sq ft (Including Garage / Excluding Shed)

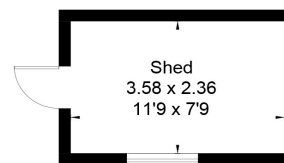
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(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 #114018

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