



THE NEW COTTAGE
WINTERBOURNE MONKTON

BREARLEY & RICH
ESTATE AGENTS

THE NEW COTTAGE, WINTERBOURNE MONKTON, WILTSHIRE, SN4 9NW

M4 (Junction 14) Approximately 13 miles. Rail link at Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**Detached individual 3/4 bedroom house offering well presented accommodation and easy access to Marlborough and Swindon.
This much loved and updated home offers a flexible layout with potential for extension subject to permissions and the benefit of a detached double garage.**

* Reception hall * Sitting room * Dining room/bedroom 4 * Kitchen/breakfast room * Three first floor bedrooms *
* 2 bath/shower rooms * Cloakroom * Large private gardens * Detached double garage * Driveway parking *



LOCATION

Winterbourne Monkton is a small village that lies approximately 8 miles to the west of the historic market town of Marlborough. The village has a pub and a church. Local schools include Broad Hinton and Kennet Valley Primary's and St Johns Academy at Marlborough. The village is just a mile away from the world heritage site of Avebury.

MARLBOROUGH

The market town of Marlborough sits within the Wessex Downs National Landscape and offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets including Waitrose and Tesco and boasts a number of good quality restaurants such as Dan's and Pino's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy and St Mary's primary school both within ten minutes walk. There is also a local Tesco store within a five minute walk.



THE PROPERTY

A beautifully kept modern cottage style property offering versatile and light accommodation. The property features a welcoming reception hall with fitted storage and space for coats, with a door leading in to a double aspect sitting room complete with multi fuel stove and doors to the garden. To the rear of the house there is a large kitchen/breakfast room with a large range of fitted units and plenty of space for a large table. A further reception room is currently used as a double bedroom and could equally provide an excellent office dining room or family room. There is a cloakroom by the front door.

Upstairs the landing leads to two double bedrooms and a single bedroom. The main bedroom benefits from a double aspect and a modern en suite shower room, while there is also a modern bathroom with shower over the bath. There is fitted wardrobe storage in both double bedrooms.

OUTSIDE

To the side of the property there is driveway parking for several vehicles in front of the detached double garage. The garden to the rear is enclosed by mature shrubs and panel fencing and is largely private. The location provides plenty of opportunity for country walks with easy access to local footpaths and a village pub.

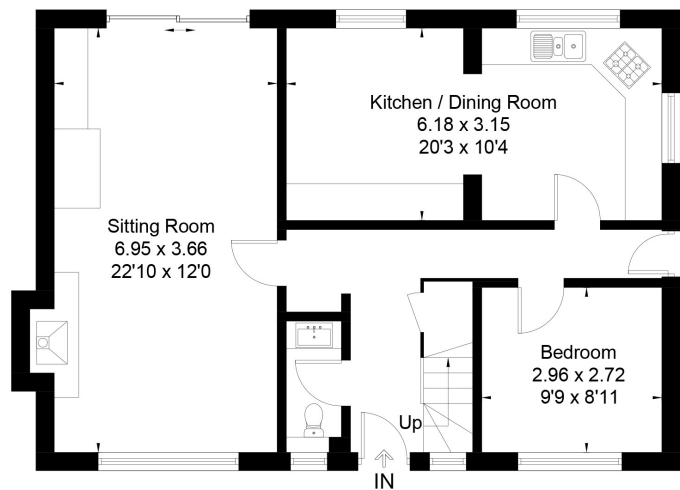
SERVICES

Mains water and electricity. Oil fired central heating, private drainage. Council tax band: F currently £3503.92/year.

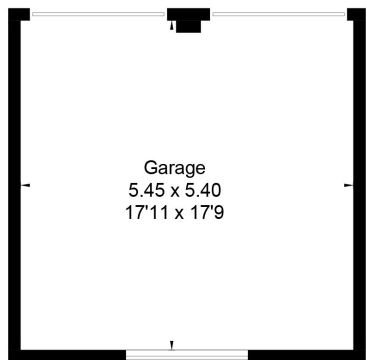
Approximate Floor Area = 120.7 sq m / 1299 sq ft
Garage = 29.4 sq m / 316 sq ft
Total = 150.1 sq m / 1615 sq ft



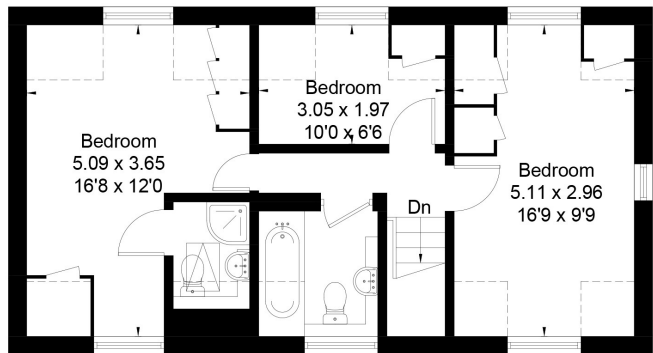
[] = Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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 #114944



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

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