



**CLOVER COTTAGE
MILTON LILBOURNE**

BREARLEY & RICH
ESTATE AGENTS

CLOVER COTTAGE, MILTON LILBOURNE, PEWSEY, WILTSHIRE, SN9 5LQ

*Trains run from Pewsey, Great Bedwyn or Hungerford to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.
M4 J15 Approximately 11 miles, M4 Junction 14, 13 miles.*

**A charming Grade II Listed barn conversion situated at the end of a no through road in this highly regarded village.
The property offers recently updated accommodation in a special and peaceful setting with southerly views over a pond to the countryside beyond.**

* Reception hall * Generous kitchen/dining room * Sitting room * Conservatory * Study/bedroom 3 * 2 further bedrooms, both with fitted storage and en-suites*
* Gardens * Utility room/former shower room * Garage * Parking * Views over pond and countryside beyond * Excellent village location *
* No onward chain *



Milton Lilbourne

This highly desirable and picturesque village designated as being in an area of outstanding natural beauty is on the eastern edge of the Vale of Pewsey. The village has a village hall and church and is located a short drive from Pewsey itself (approx. 2 miles) and which has many day-to-day, shops and conveniences. Marlborough is about 7 miles to the north and has a more comprehensive range of shops and amenities. The M4 motorway (J14) is about 18 miles. The area has plenty of bridleways, footpaths etc. and Savernake Forest and the Kennet and Avon canal are close by. The property is within catchment for Easton Royal primary school, which offers a free bus service.



THE PROPERTY

Occupying a most wonderful location in this exclusive development of Grade II Listed barns, this charming individual home offers character accommodation which has been updated by the current owners. Internally the property features a light open plan kitchen/dining room providing an excellent entertaining space and which gives access to the oak framed conservatory which enjoys wonderful views over the gardens. Also leading off the dining area there is a spacious sitting room with exposed beams and a window to the south. The ground floor also provides an excellent work from home study which has also previously been used as a third bedroom, the adjacent utility room having previously been fitted as a shower room. Upstairs, two staircases lead to two double bedrooms both with fitted wardrobes and updated en-suite facilities.

The property has recently had a new thatched ridge.

OUTSIDE

The cottage is approached from the village lane over a gravelled courtyard shared with the other three barn conversions. There is private parking in front of the garage. A pathway leads across a lawn to the front door.

The garden to the rear of the house is outstanding, being south facing and laid to lawn with wonderful shrub and flower borders. Immediately outside the house there is a patio seating area and beyond this the lawn leads down to another seating area overlooking a pond and offering views to the fields and hills beyond. There is also a garden shed. A separate access to the village lane offers the opportunity for direct walks in to the countryside.

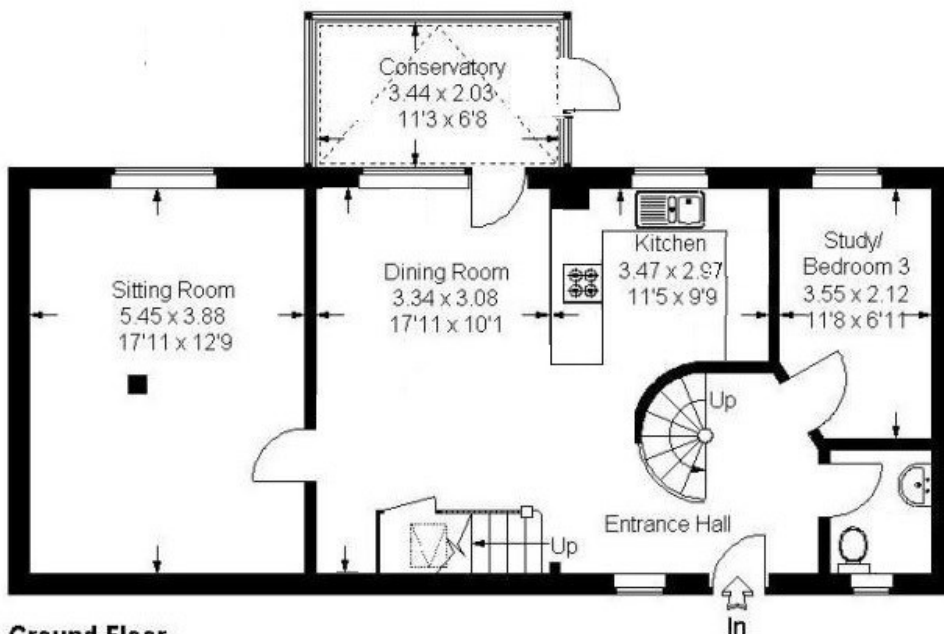
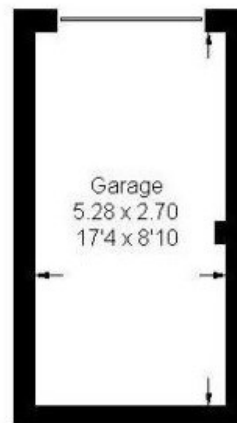
SERVICES

Mains electricity, water and drainage. Modern electric panel heaters. Service charge approximately £50/year on an ad-hoc basis agreed between owners for maintenance of communal grass/drive. Broadband currently connected with a speed of 21 mB/s. Council tax band E.



First Floor

Approximate Gross Internal Area :-
132 sq m / 1420 sq ft (excluding void)
Garage :- 14 sq m / 151 sq ft
Total :- 146 sq m / 1571 sq ft



Ground Floor



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