



**SAWYERS COTTAGE, AXFORD  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS



# **SAWYERS COTTAGE, AXFORD, MARLBOROUGH** **WILTSHIRE, SN8 2EX**

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

**A detached character cottage occupying a private plot of over half an acre and with wonderful gardens and views.  
The property would benefit from updating/refurbishment, outline planning permission in place for replacement dwelling.**

\* Kitchen/breakfast \* Sitting room \* Dining room \* Conservatory \* Utility room \* 2 Bedrooms \* 2 en suite bath/shower rooms \*  
\* Cloakroom \* Large private rear garden \* Large outbuilding with potential \* Parking \* Potential for extension/replacement dwelling \*



## **AXFORD AND MARLBOROUGH**

The property is in the pretty village of Axford, situated between Marlborough and Ramsbury. The village has a church and village hall. The market town of Marlborough can be found approximately three miles to the East and offers a choice of access to major commuting routes while being situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dans and Rick Steins. The Leisure Centre, tennis club and golf club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, and Pewsey vale. There is easy access to excellent walking and riding close by including Savernake Forest. The M4, Junction 15 is within 8 miles giving excellent access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.





## THE PROPERTY

This character detached cottage occupies a wonderful position on the edge of the village of Axford with views over the River Kennet. The property is believed to have been named after a fisherman and offers character accommodation throughout while offering potential to extend or even replace the house subject to consents (outline planning permission granted 26 April 2023). Internally, the property features a large kitchen/dining room with access to a utility room. The sitting room, with open fireplace, leads in to a second vaulted reception room and beyond here leads in to the conservatory which offers lovely views over the garden. Upstairs, the landing gives access to two bedrooms each with their own en-suites and both having views over the gardens,

## OUTSIDE

The property is approached over a gravel driveway providing an in/out drive and a second separate driveway leading to a parking and turning area to the side of the house. The gardens gently slope down from the house towards the river Kennet. The gardens themselves are lovely and private and feature an abundance of spring colour with a plethora of flower beds, shrubs and fruit trees. There is a large period brick built outbuilding half way down the garden, beyond which there is a summerhouse and a fisherman's hut. There are also stunning views across the valley and the river.

## SERVICES

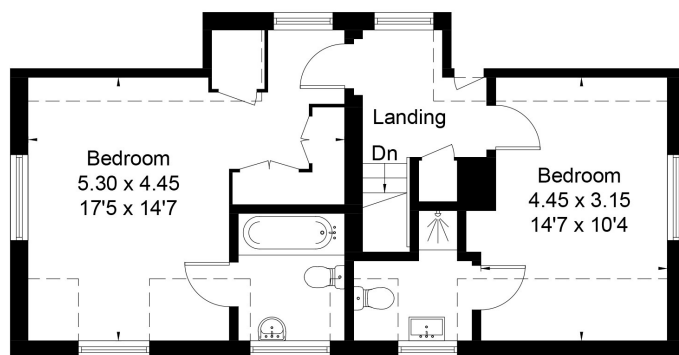
Mains water, electricity and gas. Private drainage. Council tax; Band E.



Approximate Area = 141.2 sq m / 1520 sq ft  
 Outbuilding = 22.5 sq m / 242 sq ft  
 Total = 163.7 sq m / 1762 sq ft  
 Including Limited Use Area (14 sq m / 151 sq ft)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

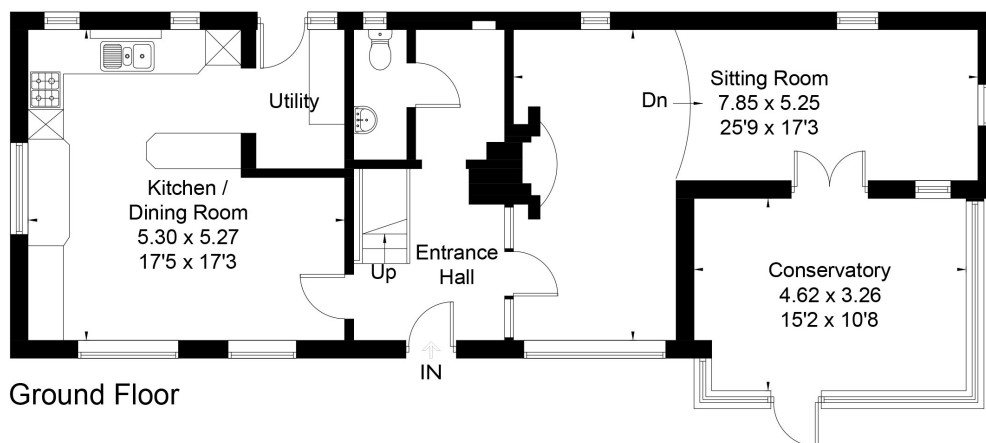


First Floor

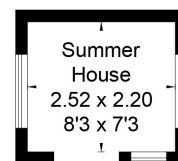


(Not Shown In Actual Location / Orientation)

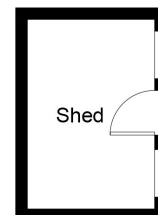
[Dashed line] = Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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