



# Hideaway Cottage

Grafton Road, Wilton, Marlborough, Wiltshire, SN8 3SS

marc allen

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Guide £575,000

An individual character property in a fabulous 'tucked away' position within the village of Wilton.

## Description

The generous accommodation includes separate hall space from which the stairs lead, with a downstairs cloakroom and study. The comfortable sitting room has a fireplace with a woodburning stove and opens in to the conservatory which in turn leads to the garden. The well planned kitchen has a range of light wood finish units and space for a table. On the first floor there are three bedrooms, an en-suite shower room and a full bathroom. The stunning main bedroom has a vaulted ceiling, exposed timbers and doors to the balcony which overlooks the garden. There is also a walk-in wardrobe, and loft space. The second bedroom also has fitted wardrobes. The cottage is accessed via a shared driveway to a large private parking area with a useful outbuilding. We understand that there is also a lapsed planning consent for a one bedroom annexe on the drive area. There is a stream to the rear with a footbridge giving access to the lovely mature gardens, laid to lawn with borders, trees and shrubs. A further detached outbuilding with electricity and plumbing for a w.c. It also has a raised deck is ideal for entertaining or a work from home space. A viewing is strongly advised to fully appreciate the unique qualities and lifestyle opportunity on offer. For sale with NO ONWARD CHAIN.

## Wilton

Wilton is a pretty hamlet just over the Berkshire border in Wiltshire. It has a public house and the only working windmill left in Wessex. The nearest towns are Hungerford and Marlborough. The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public

library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line). Great Bedwyn is approx. 3 miles away and also has a doctors surgery, shop, pub and rail service to London.

## Directions

From our office turn left up the High Street and continue on the A338 for approx. 7 miles. Before reaching East Grafton, turn right into Hollow Lane and proceed to the village centre. Pass the pub on the left and the property is along on the left before the pond.

## Services

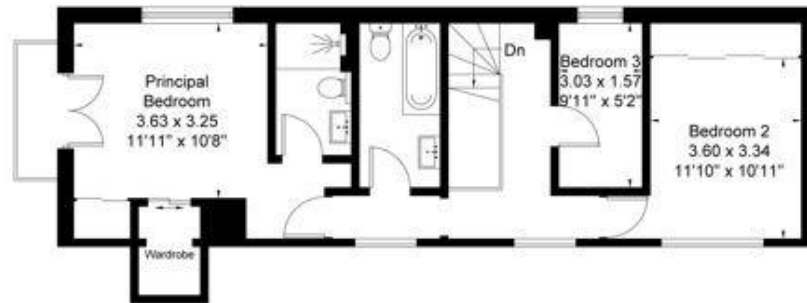
All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

- Entrance Hall
- Kitchen/Dining Room
- Study
- Sitting Room
- Conservatory
- Garden Room
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Outbuildings
- Driveway
- Mature Garden

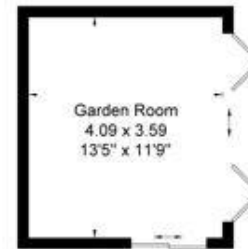


To view this property call Marc Allen Estate Agents on **01488 685353**

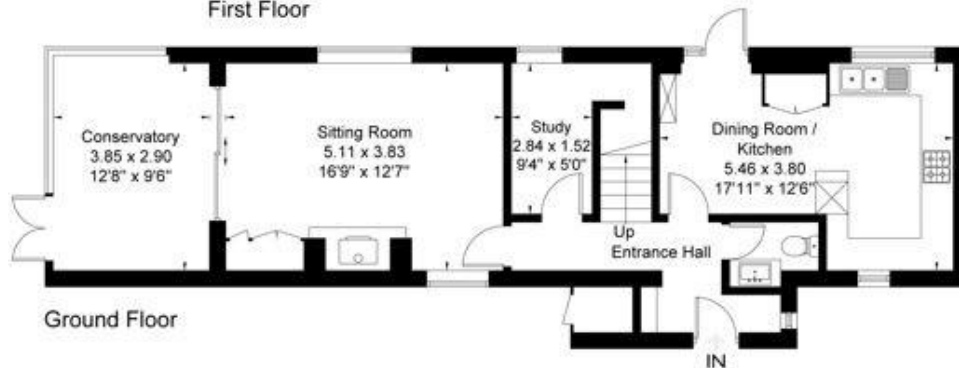
Grafton Road, Wilton, SN8  
 Approximate Area = 1357 sq ft / 126.1 sq m  
 Garden Room = 159 sq ft / 14.8 sq m  
 Total = 1516 sq ft / 140.9 sq m  
 Including Limited Use Area (15 sq ft / 1.4 sq m)



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

110 High Street, Hungerford, Berkshire RG17 0NB  
 Tel: 01488 685353  
 Fax: 01488 680844  
 Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

