



Doves Farm Cottage

Ham, Marlborough, Wiltshire, SN8 3QS

marc allen



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Guide £1,150,000

An attractive and unspoilt Grade II listed cottage situated in the favoured village of Ham.

Description

The cottage sits very nicely within the plot and retains great character throughout, with fireplaces and exposed beams. The accommodation includes good hall space from which the stairs lead and a useful downstairs shower room. The traditional kitchen has space for a table and includes an oil fired Aga. There is also a separate utility room with access to the garden, so ideal for muddy boots, dogs etc. The generous living space includes three reception rooms. On the first floor there are four bedrooms and a family bathroom. Outside there is a distinctive garden room with handmade cabinets, a part-vaulted ceiling and good natural light. The mature cottage gardens are a particular feature with a wide range of trees, shrubs and borders. The detached garage block is to the side, with a gravelled driveway for off road parking. A viewing is strongly advised to fully appreciate the potential and lifestyle opportunity that this lovely cottage offers.

Ham

Ham is a small village approximately 5 miles from Hungerford. It has a public house and a church. 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, restaurants, banks and leisure

activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

Directions

From our office turn left up the High Street, continue on the A338 for approx. 4 miles and turn left signposted Ham. Doves Farm Cottage will be found on the right hand side before reaching the centre of the village.

- Entrance Hall
- Shower Room
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room
- Dining Room
- Study
- Four Bedrooms
- Bathroom
- Garden Room
- Detached Double Garage
- Driveway
- Gardens



Approximate Floor Area = 207.8 sq m / 2237 sq ft
 Outbuildings = 64.5 sq m / 694 sq ft (Including Garage)
 Total = 272.3 sq m / 2931 sq ft



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

Door to:-

Entrance Hall

Brick flooring. Radiator. Stairs to first floor.

Shower Room/Cloakroom

With a shower enclosure, wash hand basin, bidet and w.c. Radiator.

Kitchen/Breakfast Room

With a traditional range of wall and base units with drawers, work surfaces over and tiled surrounds. Sink unit with a mixer tap. Oil fired Aga, electric oven and integrated dishwasher and fridge. Tiled floor. Exposed beams. Space for a table.

Utility Room

With a further range of storage units, sink and work surfaces. Plumbing for automatic washing machine. Appliance space. Integrated freezer.

Sitting Room

Open fireplace with a brick surround and beam. Two radiators. French doors to garden. Fitted cabinetry.

Dining Room

Exposed beams. Radiator.

Study

Large brick fireplace with exposed beams and fitted cabinetry. Radiator.

Staircase gives access to landing

Exposed beams. Radiator. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

Exposed floorboards and beams. Radiator. Built-in cupboards.

Bedroom 2

Exposed beams. Radiator. Built in cupboard.

Bedroom 3

Exposed beams and floorboards. Radiator.

Bedroom 4

Radiator. Built-in cupboard.

Bathroom

A white suite comprising panelled bath with 'telephone' taps, wash hand basin and w.c. Fitted cabinetry. Radiator.

Garden Room

A fabulous room with distinctive handmade cabinetry housing a Belfast style sink. Tiled floor and exposed brick wall. Doors to front and rear.

Detached Double Garage

With doors to the front and a personal door to the side. Large loft space above. Light and power.

Outside

There is a lovely mature cottage garden with numerous well-stocked borders, trees and shrubs providing good structure and interest, together with privacy. A gravelled driveway provides off road parking and access to the garage.

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.



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

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