



Lock Cottage

Brimslade, Marlborough, Wiltshire, SN8 4NG

marc allen



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Guide £875,000

An individual detached property occupying a fabulous Canalside location at the end of a small lane, standing in mature gardens with woodland approaching just over an acre in total.

Description

The property retains great character throughout with a traditional 'eat in' kitchen, a useful utility room, and downstairs cloakroom. There is a walk through study and comfortable split level reception room with a vaulted ceiling, wood burner and doors to the garden. On the first floor there are three bedrooms and two traditional bathrooms, one of which has a shower. Outside there is a detached annex providing a further bedroom and shower room. The extensive gardens provide a wonderful area to relax and enjoy country life and all of the lifestyle opportunities for the whole family.

Brimslade

Brimslade is a small Hamlet 4 ½ miles from Marlborough and 13 ½ miles from Hungerford. The historic market towns of Marlborough and Hungerford are just 15 minutes or so away, both have a wide selection of independent shops, (plus Waitrose in Marlborough), restaurants and recreational facilities to enjoy. Hungerford is a renowned Antique Centre and the wide High Street in Marlborough is timeless. The Kennet and Avon Canal and Savernake Forest nearby. For peace of mind, the local doctor's surgery in Burbage is just 4 miles away. There is a nearby village pub which is ideal for supper or a well-earned pint when walking.

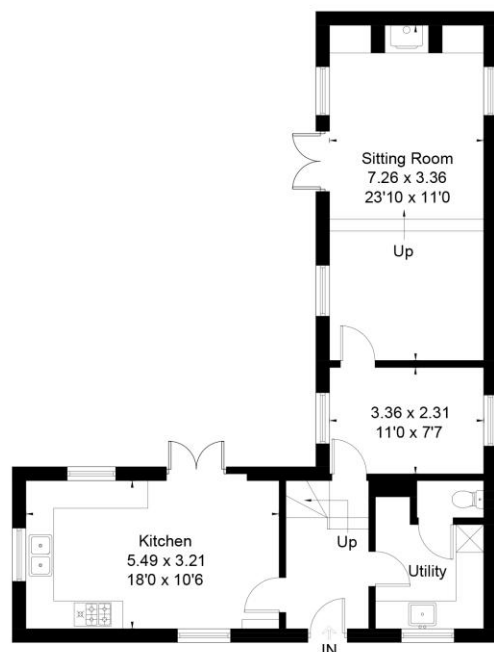
Directions

From our office, turn right down the High Street and left at the Bear Hotel. Follow along to the A4 to Marlborough and turn left at the junction just past the Palm, follow along to Savernake Road turn right and then right again onto the A346 through Savernake Forest for 3 miles and turn right signed Wootton Rivers and Brimslade. Follow the lane for about 1 mile and turn left to Brimslade. Follow the lane down and as it bears to the right, continue straight on for approx. 200 yards where Lock Cottage will be seen on the left hand side.

- Entrance Hall
- Utility Room
- Cloakroom
- Kitchen/Breakfast Room
- Inner Hall/Study Area
- Sitting Room
- Three bedrooms
- En Suite Bathroom
- Bathroom
- Detached Annex/Studio
- Mature Gardens



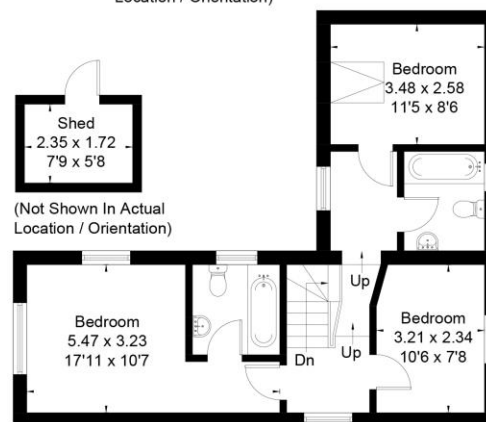
Approximate Floor Area = 114.6 sq m / 1233 sq ft
 Annexe = 25.1 sq m / 270 sq ft
 Total = 139.7 sq m / 1503 sq ft



Ground Floor



Annexe
 (Not Shown In Actual
 Location / Orientation)



First Floor



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

Porch

Door to:-

Entrance Hall

Tiled floor. Understairs cupboard. Radiator.

Utility

With a range of units, shelving and solid wood worktops. Cupboard housing hot water tank and immersion heater. Belfast style sink. Plumbing for automatic washing machine. Oil fired boiler for domestic hot water and central heating. Radiator.

Cloakroom

With a wc. Extractor fan.

Kitchen/Breakfast Room

Fitted with a range of traditional wall and base units with solid wood and granite work surfaces over. Double Belfast style sink. Radiator. Tiled floor. Built in cupboard. French doors to the garden. Space for a table. Space for a range cooker. (Propane gas).

Inner Hall/Study Area

Oak flooring. Electric radiator.

Sitting Room

A fabulous split level space with a vaulted ceiling. Oak flooring. Fireplace with a wood burning stove. Exposed beams. Electric radiator. French doors to the garden.

Stairs give access to landing

With a Velux window for good natural light. Radiator.

Bedroom 1

Radiator. Eaves storage. Part vaulted ceiling.

En Suite Bathroom

A white suite comprising panelled bath with 'telephone taps', wash hand basin and wc. Radiator. Extractor fan.

Bedroom 2

Radiator. Velux window.

Bedroom 3

Radiator.

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Bathroom

A white suite comprising panelled bath with a separate shower over (deluge head and hand-held spray) wash hand basin and wc. Velux window. Radiator. Extractor fan. Light with shaver point.

Detached Annex/Studio

A valuable addition to the living space with exposed beams and oak flooring.

En Suite Shower Room

with a shower enclosure and glazed door, wash hand basin with a cupboard below and wc. Oak finish flooring.

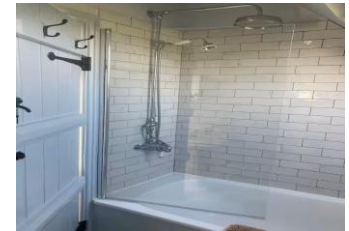
Outside

There are fabulous mature gardens laid to grass with numerous trees, paved seating area, established boundaries with a wonderful woodland back drop with an emphasis on wildlife and family fun. There is access on to the towpath too. Garden shed. Outside tap, lighting and power points. Covered storage area and outside garden shower.

Services

Mains water, electric and septic tank drainage.

Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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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.