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PROPERTY SALES & LETTINGS

Cotmarsh, Broad Town SN4 7RA

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- Extended Four Bedroom Detached Cottage
- Circa 0.5 Acre Plot
- Far Reaching Country Side Views
- Conservatory
- uPVC Double Glazed Sash Windows
- Detached Double Garage With Hobbies Room Over
- No Through Road Country Side Location
- Four Ground Floor Reception Rooms
- Ground Floor Shower Room
- A Must See Property!

Farmarsh House Cotmarsh Broad Town, SN4 7RA

£695,000

A very attractive & EXTENDED four bedroom DETACHED cottage with DETACHED DOUBLE GARAGE & HOBBIES ROOM OVER pleasantly located on a generous c0.5 ACRE PLOT set within the beautiful countryside of Broad Town on a no-through road lane.

This property is being offered for sale for the first time in over 35 years and offers internally a front entrance hallway, separate dual aspect dining room, living room with door leading to a generous brick built conservatory with glass panelled roof providing a wonderful outlook onto the extensive garden, a modern ground floor shower room, kitchen/diner opening to a further two reception rooms and a separate utility room.

The first floor landing provides access to the main bathroom, three good size double bedrooms with bedrooms one & two also benefiting views of the garden and a fourth single bedroom.

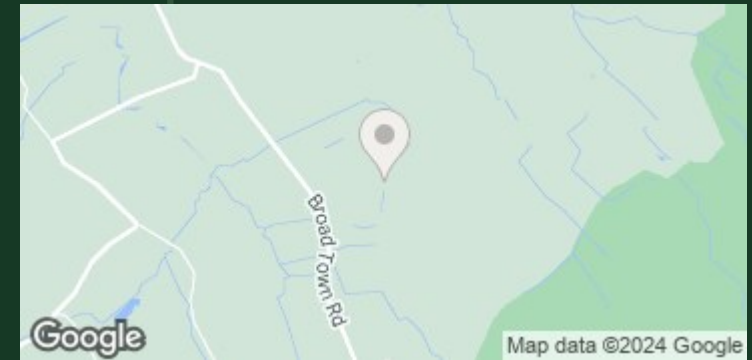
The recently built double garage measure

over 20ft squared and is equipped with power & lighting, electric roller door to the front and a personal door to the rear. A second door to the side leads to an entrance hallway with stairs to the first floor landing with WC. A door from the landing opens into a fantastic and versatile space offering far reaching countryside views.

There is a fully enclosed, beautifully maintained & mature side garden measuring as previously mentioned around 1/2 acre and is private and not overlooked surrounded by a variety shrubs and trees. There is a large patio seating area extending across the rear of the property with gated access leading to the front with driveway parking for several vehicles.

Additional benefits of this home include fibre broadband, modern sash windows, oil fired central heating and a waste water bio plant.

All-in-all a wonderful home on offer which must be viewed!



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band F For year 2024/25 = £3176.08

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

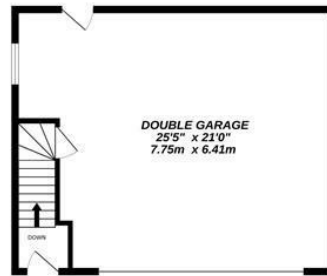
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



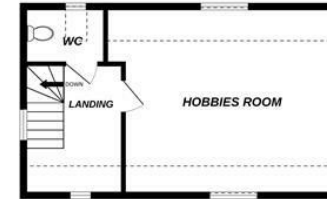




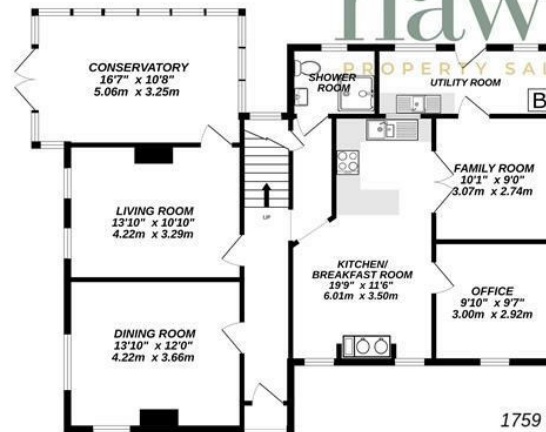
GARAGE
535 sq.ft. (49.7 sq.m.) approx.



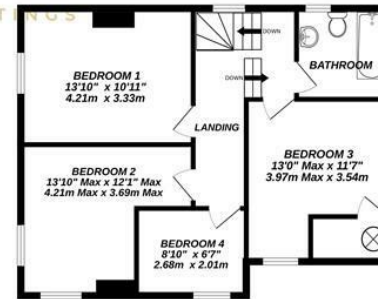
STUDIO
386 sq.ft. (35.8 sq.m.) approx.



GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1759 SQ FT EXCLUDING GARAGE

TOTAL FLOOR AREA : 2680 sq.ft. (249.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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