

richard
james



7 Marlborough Road

Wroughton, SN4 0RX

Guide Price
£250,000





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Wroughton, SN4 ORX

Freehold | EPC Rating - C

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Situated in the heart of the village, this delightful, terraced cottage offers beautifully balanced accommodation blending period charm with comfortable, well-considered living across two floors.

The ground floor is centred around an inviting reception room, where a feature log-burner provides a cosy focal point and sets the tone for relaxed evenings and entertaining. There is ample space for both seating and dining, while to the rear a fitted kitchen is thoughtfully arranged with good storage and preparation space. Leading to the modern ground floor bathroom.



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 @rjstateagent

Large
Reception
Room





Upstairs, the cottage continues to impress with two well-proportioned bedrooms. The principal bedroom benefits from the convenience of a private WC, while the second bedroom offers excellent versatility as a guest room, home office or nursery. Throughout, the layout makes clever use of space while retaining the intimate charm expected of a traditional village cottage.

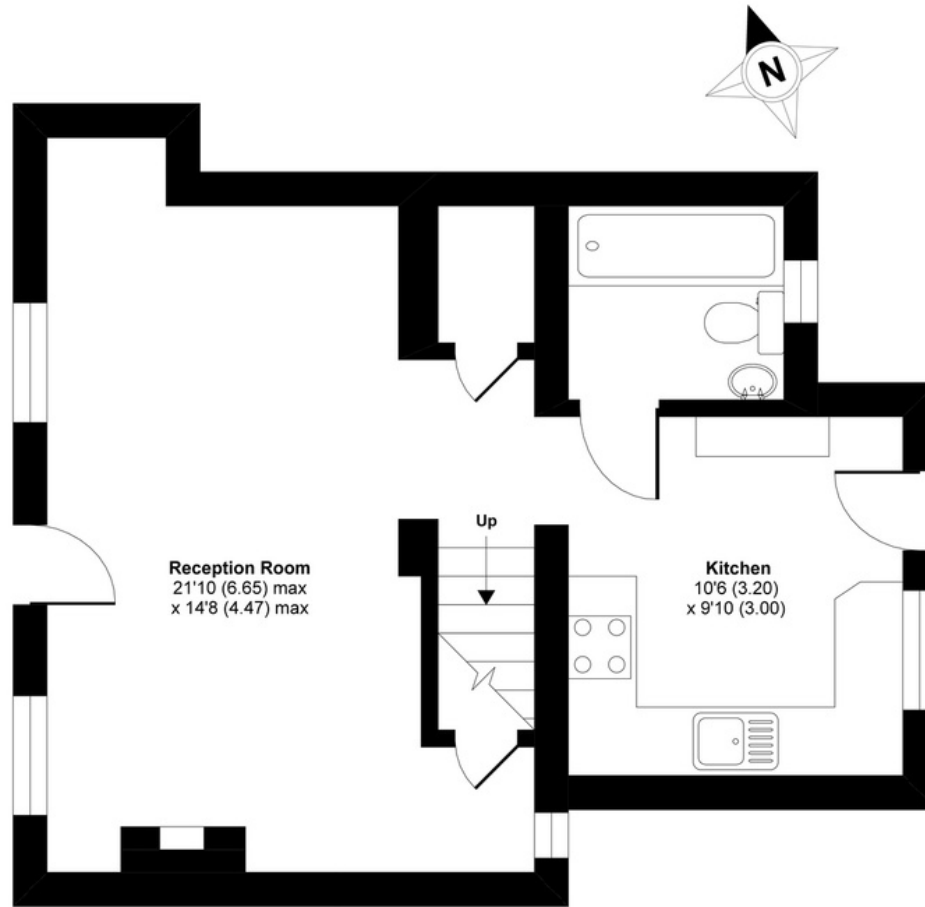
The property is complemented by a pretty, well-tended rear garden providing a tranquil outdoor space to enjoy.

Ideally positioned within easy reach of village amenities, scenic countryside walks and local transport links, this charming cottage offers a relaxed village lifestyle with everyday conveniences close at hand. The property would suit those seeking a characterful home in a desirable and well-connected village setting.

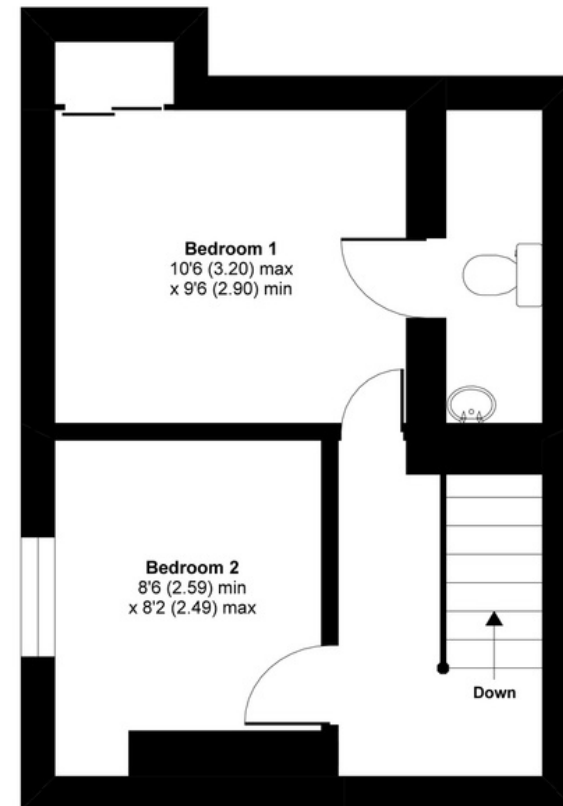
Charming
Rear
Garden



Approximate Area = 732 sq ft / 68 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Richard James. REF: 694538

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