

Myddelton&Major

Fosbury Cottage
WEST WOODS, MARLBOROUGH





Fosbury Cottage, West Woods, Lockeridge, Marlborough, Wiltshire SN8 4 EG

- Period Victorian Architecture
- Two Bedrooms
- Refurbished in 2022
- Well Appointed Kitchen
- Idyllic Woodland Setting
- Close to Marlborough
- Comprehensive Walks
- Grounds of Circa 0.6 Acre
- Gorgeous Countryside Views
- Private Living Close to Town

The Property

Set in stunning gardens and grounds of circa 0.6 acre Fosbury Cottage is a delightful two bedroom Victorian estate cottage with glorious views over the fabled West Woods and surrounding countryside.

The property dates back to 1875 built as an arts and crafts 'Meux Estate' property thought to be a gamekeepers cottage. The property is not listed but is designated a 'Non-Designated Heritage Asset'.

The main part of the house was subject to a comprehensive program of renovation in 2022. The homely dual aspect sitting room has an oak floor and feature cast iron radiator. Sat on a granite plinth is a clear view woodburning stove set within a brick fireplace with an attractive locally made, solid limestone fire surround.

The reception hall has a tiled floor which leads through to the kitchen and conservatory. Large windows bring in plenty of light and a feature cast iron radiator with exposed copper piping. The kitchen has plenty of above and below counter storage and has an inset sink and electric hob with fitted oven below. A pantry is located next to the kitchen and leads though to a boot room with outside door and a boiler room. A refitted conservatory is located next to the kitchen and is perfectly located to take in the fine country views.

Upstairs the landing has new floorboards as has the principal bedroom which also features full height fitted wardrobes and stunning views. A second double bedroom also has lovely views. The refitted bathroom is particularly lovely and features a walk in shower, steel bath, underfloor heating and plantation shutters.

A delightful detached Victorian estate cottage set within mature gardens of circa 0.6 acre with wonderful views in a tranquil rural setting.

Tenure: Freehold Size: 1072 ft² + outbuildings EPC Rating: TBC Council Tax Band: F



2



1



1



4

Services - Oil Fired Central Heating & Private Drainage. Mains Water and Electricity.

OFCOM Suggests 'Average' Internet Speeds & 'Likely' Mobile Coverage for Vodafone, Three & O2

Marlborough 4 Miles • Pewsey Station 7 Miles • Waitrose 4 Miles • Surgery 4 Miles











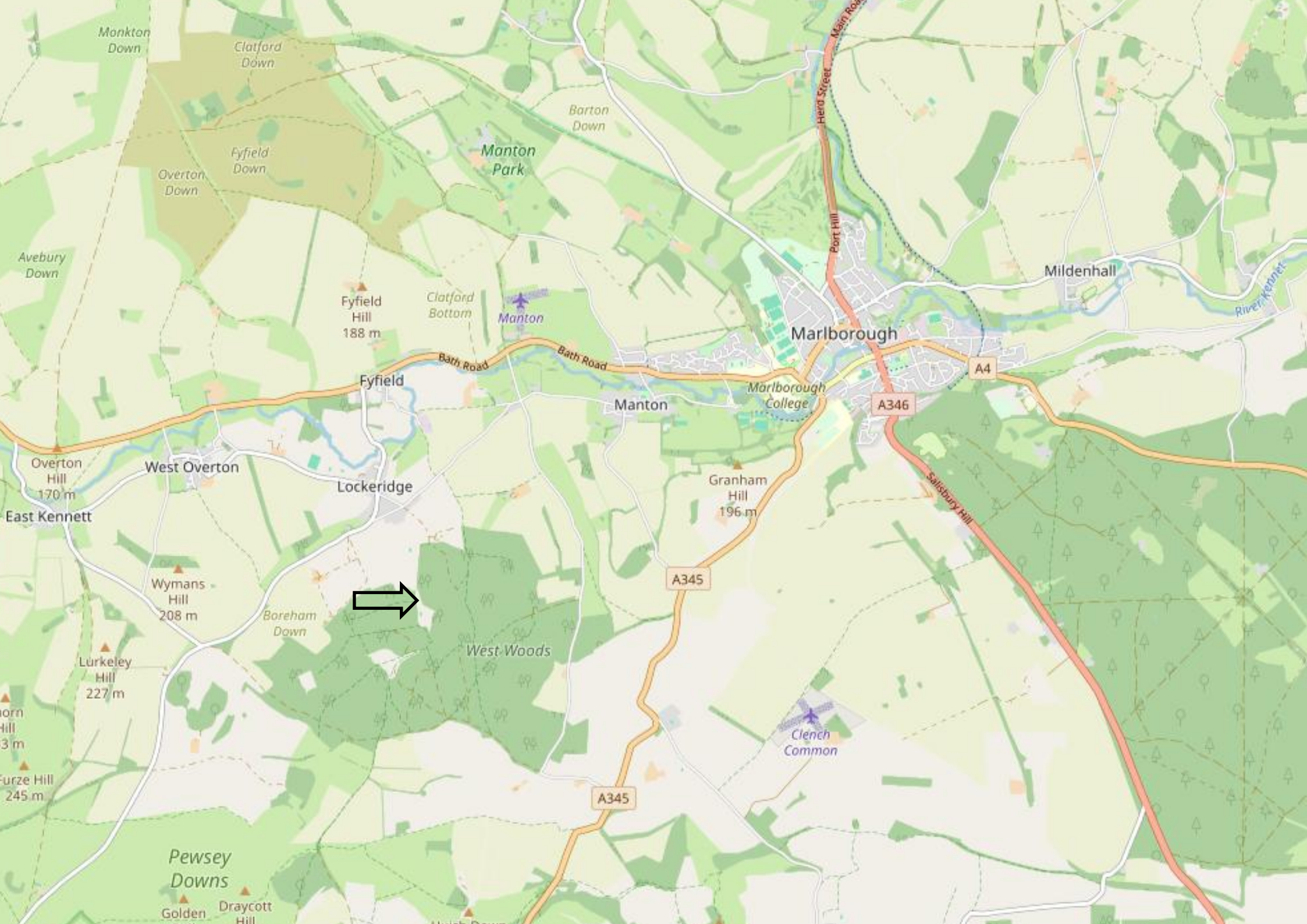
Outside

Set down a an unmade up road on the edge of the Marlborough's fabled West Woods lies this idyllic period estate workers cottage set in the heart of its own grounds of circa 0.6 acre. Very much for someone who enjoys gardening, the gardens are laid mainly to lawn but also feature raised flower beds, two green houses, an established orchard, shrubs and specimen trees and mature hedge boundaries, There are a multitude of timber outbuildings and a large double garage set behind off-road parking for two vehicles.

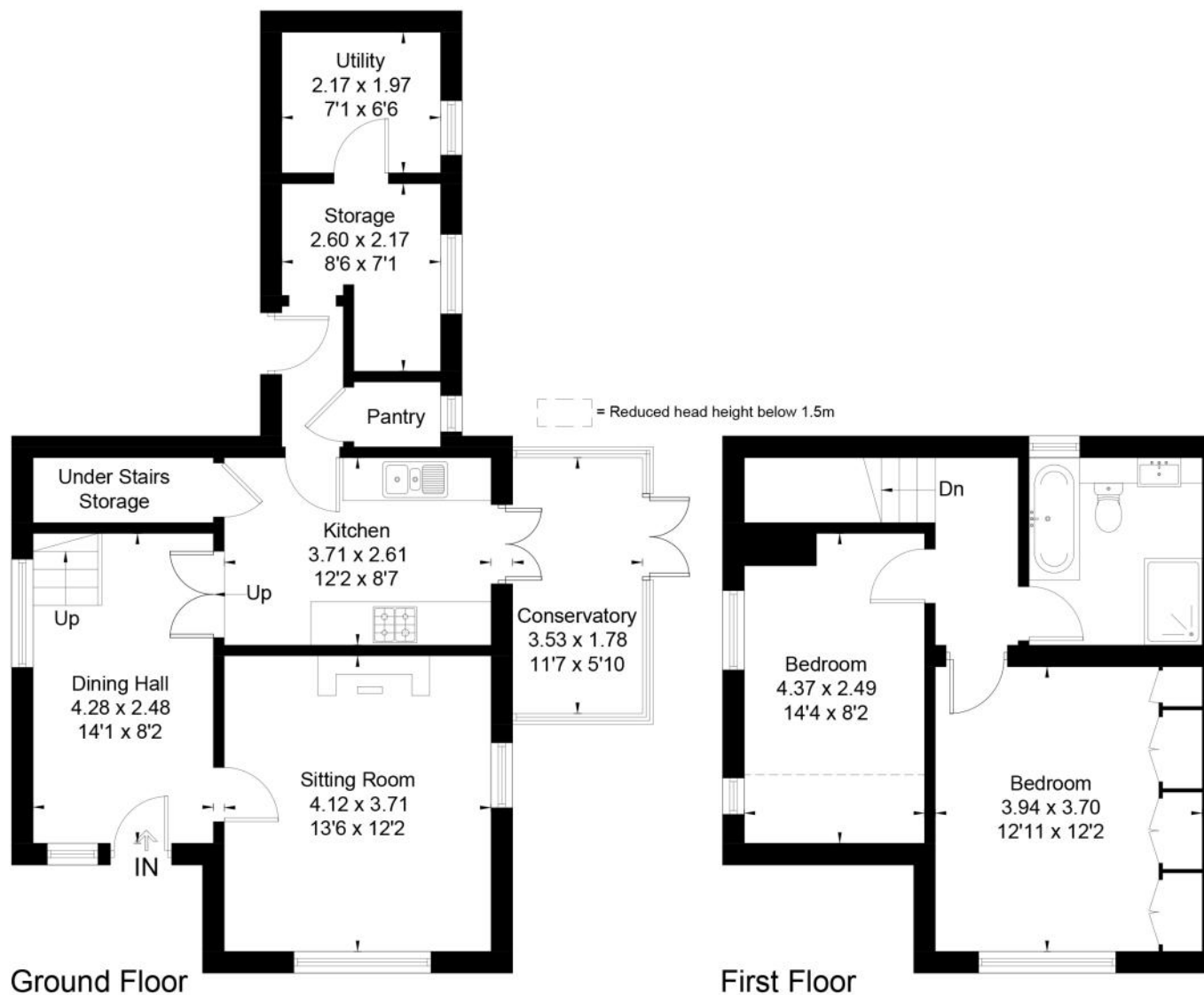
Location

Located on the edge of the Marlborough Downs close to the popular Kennet Vallley village of Lockeridge, West Woods is an absolutely stunning patch of woodland popular with local walkers especially during the bluebell season where the glorious display of the native wild violet/blue flower draws in visitors from miles around. The village of Lockeridge is surrounded by rolling countryside and has a rich history with evidence of settlement dating back to neolithic times, today, as well as a thriving community, there is a popular pub, 'The Who'd a Thought it' and a well thought of Church of England aided primary school as well as other small businesses include an artisan bakery and garage. Marlborough is roughly four miles away and offers an excellent range of shops, cafes, restaurants and pubs, including a Waitrose supermarket, Rick Stein restaurant as well as a cinema, doctors' surgery and dentist. Pewsey provides direct train services into London Paddington and the West Country. Larger towns in the area include Hungerford, Newbury, Salisbury, Swindon and Devizes. There is a wide choice of highly regarded state and private schools in the area, including St Francis Pewsey, Pinewood, St John's Academy Marlborough, Marlborough College , St Marys Calne and Dauntsey's School.





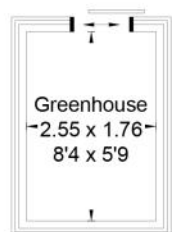
Approximate Floor Area = 99.6 sq m / 1072 sq ft



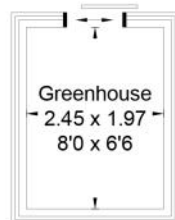
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86536

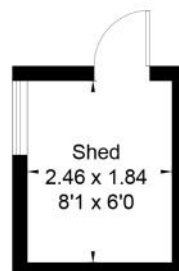
Approximate Floor Area = 46.1 sq m / 496 sq ft
(Including garages / Excluding Sheds)



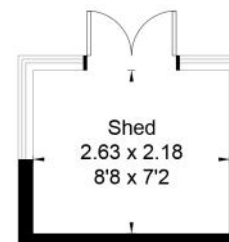
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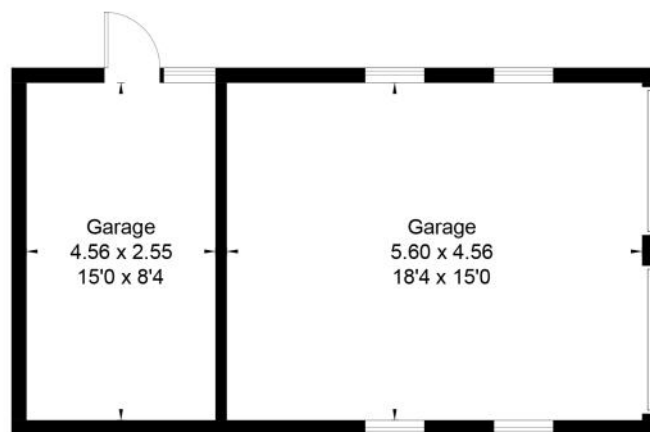
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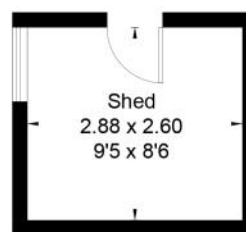
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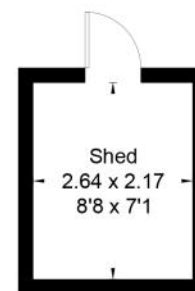
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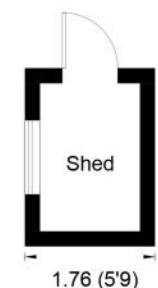
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Map



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