

# Myddelton&Major



Meadow Cottage

WINTERBOURNE MONKTON









## Meadow Cottage, Winterbourne Monkton, Swindon, SN4 9NW

- Four Bedrooms, Three Receptions
- Land of Circa 6 acres
- Highly Sought After Area
- Large Period Cottage
- Wonderful Views
- Private Setting
- Close to Marlborough
- Large Double Garage
- No Onward Chain
- Solar Panels

### The Property

Set in a private location on the edge of the village down a long gravel drive, Meadow Cottage is a large, very well-presented period cottage with wonderful period features and stunning countryside views.

This property is located just over 1 mile from the famous UNESCO world heritage site of Avebury Stone Circle, with its community run village shop, and not far from the prized Wiltshire town of Marlborough, with its twice weekly market and the famous Marlborough College. This lovely home offers a new owner the opportunity to have a wonderful lifestyle in the middle of some of the most stunning ancient landscape in the UK.

On entering the property, the entrance hall leads to all ground floor rooms. With a view over the front drive the well appointed kitchen has plenty of storage within, above and below counter units, with chest high ovens, granite worksurface and an inset electric hob. The kitchen is open to a snug/sitting room area which has a feature exposed stone wall and inset double sided woodburning stove. Double French windows lead through to a large conservatory perfectly located to enjoy the wonderful gardens. Also on the ground floor is a formal dining room with exposed stone and brick wall and timber ceiling beams, and a separate Utility Room. The final ground floor reception room is a formal sitting room with stripped pine door, inglenook fireplace and exposed beams.

Upstairs, there are four bedrooms and two well appointed bathrooms, there is access to the loft space which is boarded out.

A wonderful four bedroom period cottage set in circa 6 acres of gardens and land with wonderful views and set down a long gravel drive

Tenure: Freehold

Size: 1958 ft<sup>2</sup>

EPC Rating: D (58)

Council Tax Band: F



4



3



2



4+

Services —Oil fired central heating, mains water and electricity, solar panels. private drainage. Ofcom suggests that Superfast

Broadband is available, mobile network coverage is likely for most networks

Marlborough 8.1 Miles • Train Station (Swindon) 10.9 Miles • M4 Motorway 8.6 Miles • Avebury 1.6 Miles

















## Outside

There is no doubt that the appeal of Meadow Cottage is all about the sum of its parts but the gardens and grounds are in particular a huge feature. There is a highly productive vegetable garden, including greenhouse, fruit cage, and fruit orchard.

The lawned areas wrap around the house with mature flower beds, specimen shrubs and trees and stunning rural views over its own paddock (currently let for grazing).

A very attractive winterbourne runs through the middle of the plot providing a haven for ducks and other wildlife.

Please note that there is a footpath which crosses the paddock otherwise the gardens are very private, being set down a long gravel drive.

## Location

Winterbourne Monkton is a pretty village and located about 1 mile north of Avebury Stone Circle and 6 miles northwest of Marlborough.

The village lies immediately west of the A4361 road which runs between Swindon and Devizes. The village has a popular pub (The New Inn) with a busy Bed and Breakfast, which is within easy walking distance. It also has a well-used community hall and village church. Local sites of interest include: The Avebury Stone Circle where the summer solstice is a real feature, Windmill Hill and West Kennet Long Barrow.

All local amenities are available at Calne, Devizes, Marlborough and Swindon. Whilst featuring the widest high street in England Marlborough attracts many well known high street brands as well as local boutiques, coffee shops, tea rooms. And quality restaurants.

**Rick Steins, Dan's, The Marlborough, Bunces, La Bobina, The Food Gallery,** and the Funghi Club are all worth a visit.

A well stocked Waitrose is situated in the heart of the town. There are excellent local schools from primary through to secondary, state and private— please ask for further details.











# Meadow Cottage

Approximate Gross Internal Area = 181.9 sq m / 1958 sq ft  
(Excluding Garage)

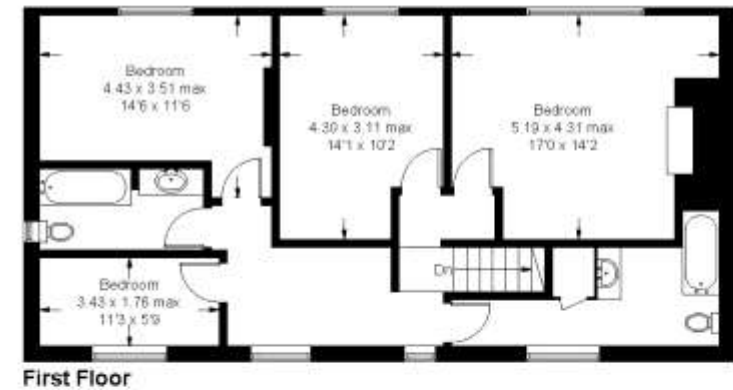
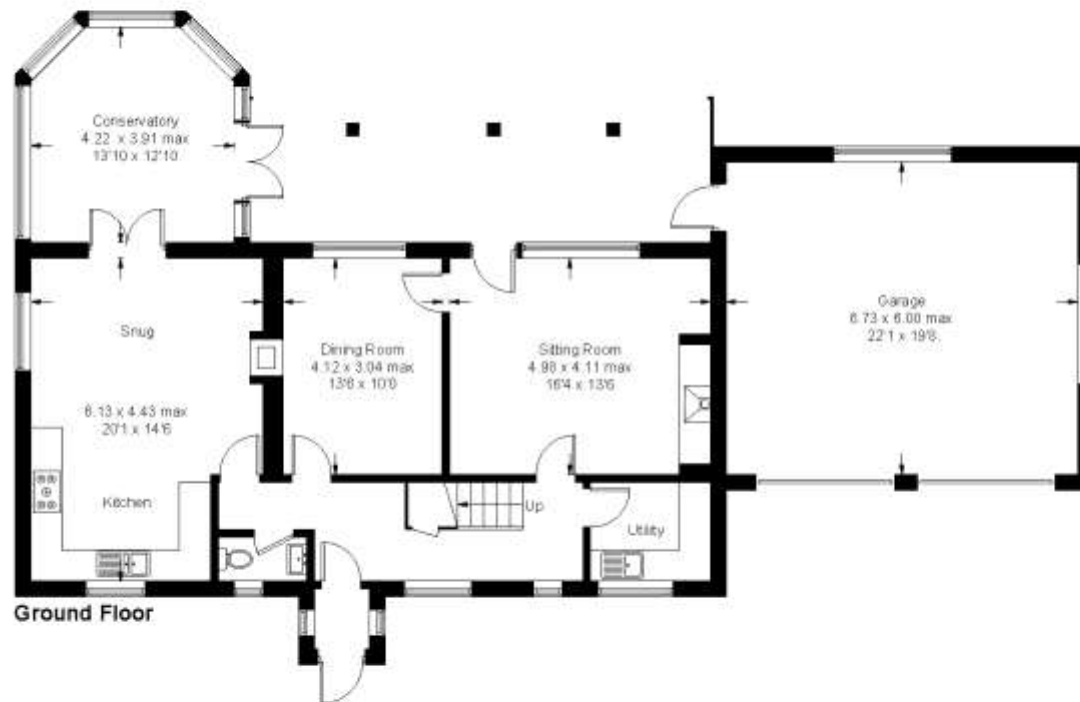
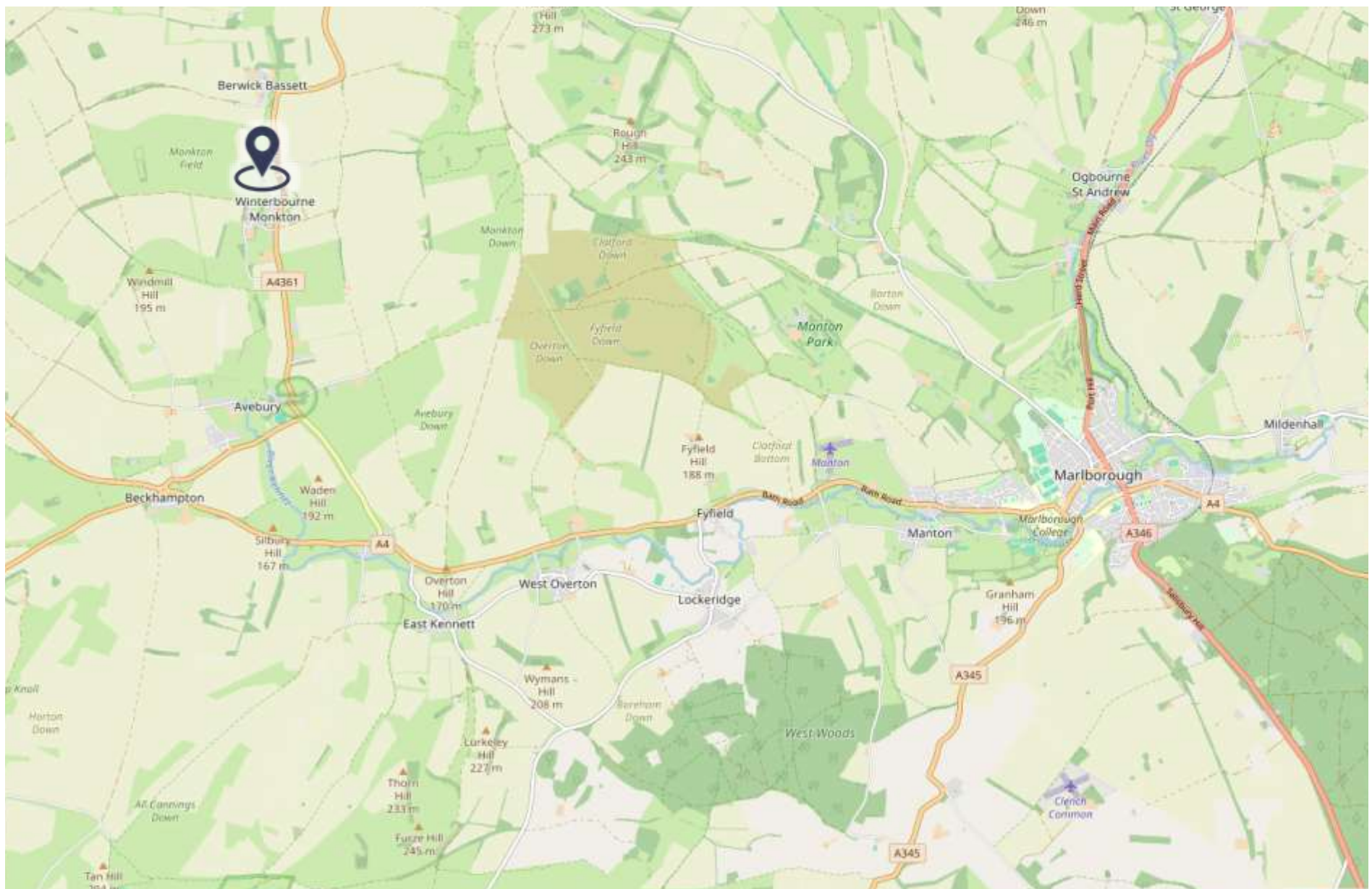


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