



📍 Braybrook The Green, Marston, Devizes, Wiltshire, SN10 5SW

🔗 Auction Guide £250,000

- For Sale By Online Auction
- Thursday 23rd May
- Lot 19
- Guide Price £250,000+

🏡 Freehold

📊 EPC Rating G



LOT 19
FOR SALE BY ONLINE AUCTION
THURSDAY 23rd MAY 2024
GUIDE PRICE £250,000+

3 Bedroom detached cottage in a rural position overlooking village green and in need of modernisation.

Accommodation comprises on the ground floor; entrance hall, sitting room, dining room, study/bedroom 4 and kitchen. On the first floor; landing, 3 bedrooms and a bathroom. There is electric heating and the cottage is on mains drainage.

The cottage sits at the front of a large plot measuring about 0.23 acre with lawns, mature shrubs and trees. There is a small stream running through the garden. At present there is pedestrian access with a vehicular access being able to be created across The Green.

Situation & Description

3 Bedroom detached cottage in a rural position overlooking village green and in need of modernisation.

The property occupies an attractive and unspoilt rural setting in the small sought after hamlet of Marston, adjacent to the delightful village green. Marston is close to the village of Worton which has a public house and a primary school and lies four miles south west of the historic market town of Devizes. Devizes has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town, there is a swimming pool, cinema, schooling for all ages, museum and thriving twice-weekly market.

The major centres of Bath, Swindon and Salisbury, and the country towns of Trowbridge and Chippenham, are all within a thirty mile radius. Dauntsey's school, Marlborough College and St Marys Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

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Viewings

To arrange a viewing, contact: Devizes office on 01380 723451

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



For further details 01380 723451
devizes@strakers.co.uk

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