



Library Cottage

Easton Royal, Wiltshire



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A beautifully presented cottage with well-proportioned rooms, situated on a peaceful, no-through lane.



Hall | Sitting room | Dining room | Kitchen | Study area | Boot room | Bathroom | Three bedrooms | Shower room

Delightful cottage garden

Pewsey 3 miles (Paddington from 55 minutes), Marlborough 7 miles, Hungerford 11 miles,
M4 J14 14 miles and J15 16 miles, Andover 16 miles (Waterloo from 66 minutes), Newbury 22 miles
(Distances and times approximate)



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Situation

Library Cottage is a charming Grade II listed property believed to date from the early 18th century. It is situated on a no-through lane, in the heart of Easton Royal, a popular village within a Conservation Area and Area of Outstanding Natural Beauty.

Easton Royal benefits from a well-regarded primary school (Easton Royal Academy), a village hall, recreational ground and church.

The nearby village of Pewsey has a station and a variety of shops, with the historic market towns of Hungerford and Marlborough providing excellent shopping, leisure and educational facilities.

The property is well placed for excellent communications with junctions 14 and 15 of the M4 motorway being within easy access. There are rail services from Pewsey and Andover.

In addition to the village primary school, other popular schools in the area include St Johns, St Francis and Marlborough College.

For Sale Freehold

Library Cottage is an attractive period property which is tastefully presented to a high standard with light, versatile accommodation and well-proportioned rooms.

There are many period features including exposed timbers and beams, with the sitting room having a bay window and open fire.

The dining room has exposed timbers and a fireplace with a step leading up to the well-appointed kitchen with an island, underfloor heating and a window seat.

There is a boot room, study area and bathroom to the rear.





On the first floor there are three double bedrooms with a shower room.

The pretty west facing garden is mainly laid to lawn with a number of well-established beds and a sheltered stone terrace providing excellent outdoor entertaining space.

There is a shed and garden store with parking on the lane.

Accommodation

See floor plans.

Services

Mains water, drainage and electricity.
Oil heating. Underfloor heating in the kitchen.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Wiltshire Council. Tel 0300 4560100

Post Code

SN9 5LZ

Directions

From Hungerford proceed to Burbage and at the roundabout, adjacent to the petrol station take the B3087 towards Pewsey and Easton Royal. After about two miles, take the left turn into a no-through road by the post box. Library Cottage will be found on the right opposite the school.

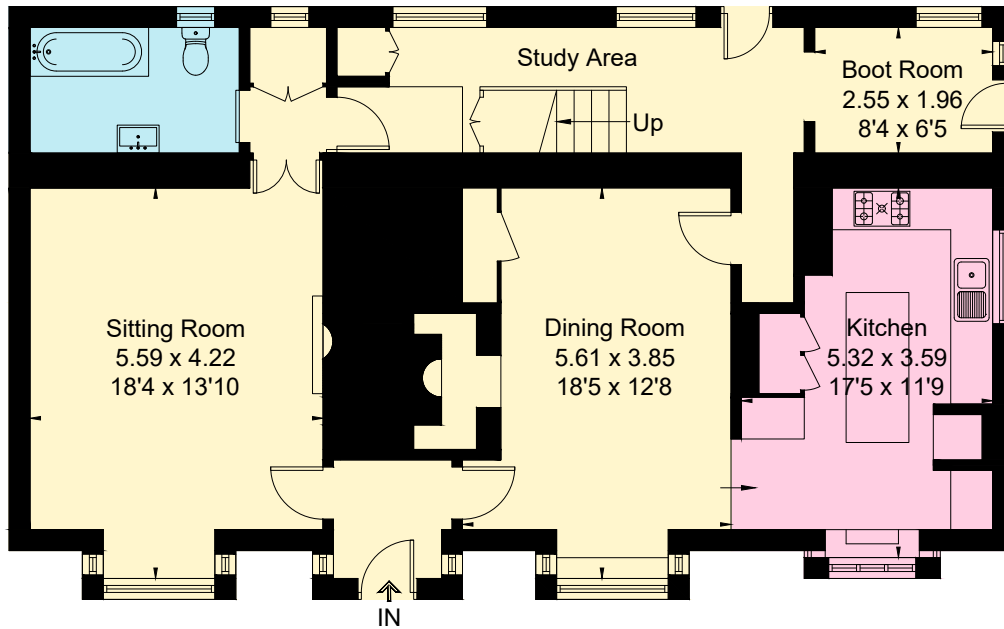
Viewing

Viewing by prior appointment only with the agents.

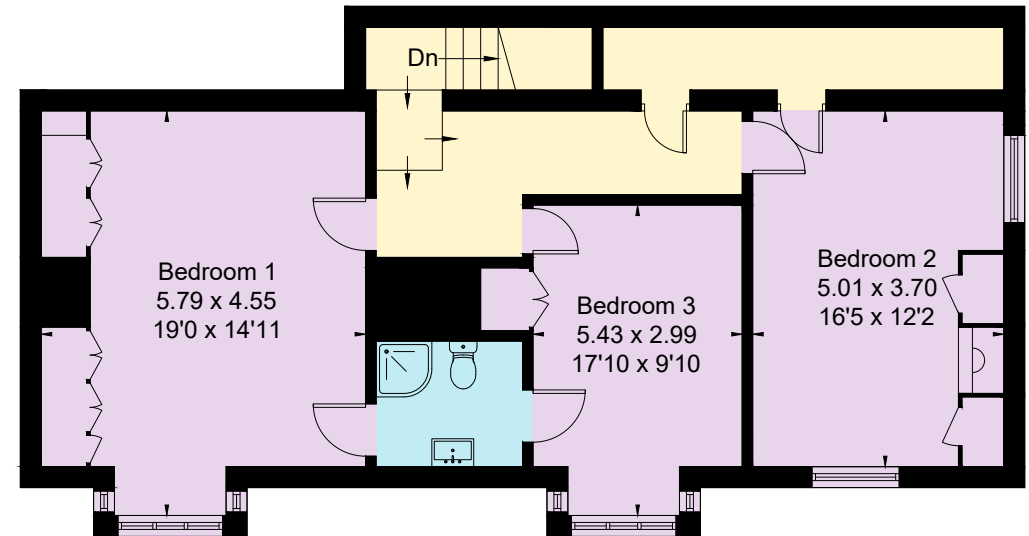




Approximate Floor Area = 184.5 sq m / 1987 sq ft
 This plan is for guidance only and must not be relied upon as
 a statement of fact. Attention is drawn to the Important Notice
 on the last page of the text of the Particulars



Ground Floor



First Floor



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated October 2024. Reference: HNG012497679RMCW/304116. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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