



CHURCH COTTAGES, WILTON

BREARLEY & RICH
ESTATE AGENTS

CHURCH COTTAGES, WILTON, MARLBOROUGH, SN8 3SS

M4 (Junction 14) Approximately 11 miles. Marlborough 9 miles, Rail link via Hungerford (8 miles) or Great Bedwyn (2.5 miles) to London Paddington in approximately 57 minutes

A delightful and historic Grade II Listed thatched period home offering proportionate accommodation throughout and with an extensive rear garden. The current owners have deliberately preserved the very best of the charming original features. There are areas of the property that will require some remedial works and updating to suit a buyers preference.

*** Hall * Dining room * Sitting room * Open plan kitchen and family room with a wonderful Inglebrook fireplace, complete with bread oven.
* 6 First floor bedrooms * 2 Ground floor bathrooms (one redundant) * Utility/storage room * Enchanting garden with an abundance of trees, flowers, rare shrubs, fruit trees, etc. Parking Space**





WILTON

Wilton is a picturesque village located on the West Berkshire/Wiltshire border within the North Downs Area of Outstanding Natural Beauty. Wilton lies to the edge of the historic Savernake Forest and the Kennet and Avon Canal is also close by. The village is very popular with outdoor pursuits enthusiasts ending-up at the wonderful local pub, The Swan. The neighbouring village of Great Bedwyn (2 miles) offers a village shop, post office, excellent primary school, surgery, tennis club and pub. There is also a train station offering direct trains to London Paddington in about an hour. The nearby town of Hungerford and village of Pewsey also have stations serving London. London Waterloo can be reached from Andover Station (approx. 13 miles). J14 of M4 is also easy to access. The nearby towns of Marlborough and Hungerford offer an excellent range of retail and other facilities. Schooling options are varied and include St Francis Prep School at Pewsey, St Katherine's Primary in Savernake forest, Great Bedwyn Primary School, Pinewood Prep, St John's Secondary in Marlborough, Marlborough College, St Mary's, Calne and Dauntsey's School.



THE PROPERTY

Church Cottages is an extraordinary period property originally comprising three attached cottages that were owned by the church and which is now one single, but substantial period cottage that harks back to a bygone era and exhibits some original features that amplify the charm and character of this wonderful home. On entering the cottage, via the main front door, there is a long hallway that leads ahead to a back door taking you out on to a rear terrace and the garden beyond. To the left of the front door is a sitting room/study with a raised fireplace. Beyond this room is a useful utility room / store and a currently redundant bathroom. To the right of the front door is a fabulous dining room with a wood burning stove. This room leads to the very large open plan kitchen/family room. This spacious room is an important area being very much the heart of the house and where one is likely to spend most time. This room also accommodates a fantastic inglenook fireplace with a very rarely seen working bread oven. Just off the hallway again is the family bathroom with a white suite.

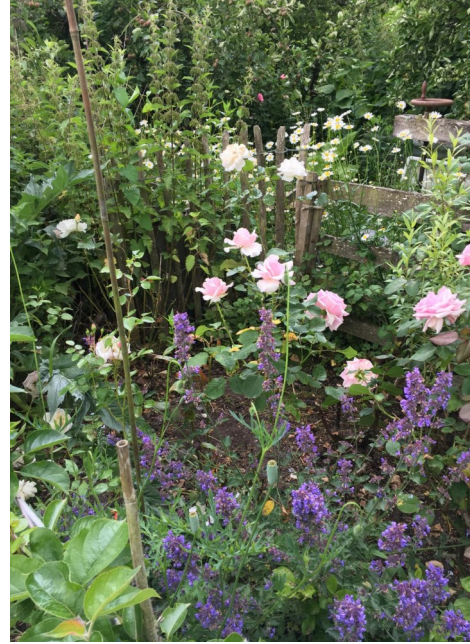
On the first floor, there are six double rooms (one of which is currently a study) that are all accessed via stairs leading from the kitchen. A separate staircase could be reinstated to allow independent access to all of the bedrooms, if required.

OUTSIDE

The garden is deliberately left mainly to wild growth and is therefore a haven for wildlife, but is also chock full of wonderfully fragrant varieties of flowering shrubs, roses, honey suckles, fruiting trees and much more. The garden has a glorious terrace and a little way further up the garden is crossed by a gentle flowing watercourse that feeds the village pond. The front garden is more open plan and there is off - road parking for at least one vehicle.

SERVICES All mains services connected. Council Tax Band G.

TENURE Freehold.



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