



APPLETREE COTTAGE, 61-62 EVERLEIGH, MARLBOROUGH SN8 3EY

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



APPLETREE COTTAGE, 61-62 EVERLEIGH, MARLBOROUGH SN8 3EY
PRICE GUIDE: £765,000

Located at the very heart of the rural village of Everleigh with its ease of access to the Salisbury Plain is Appletree Cottage, a characterful well-proportioned family home with large garden, private drive and garaging. The cottage is centrally heated via an oil fired boiler to radiators and double glazed.

Dating from around the 1820s, the property was originally a pair of estate workers cottages which with a later full double storey rear extension has been transformed in to a truly spacious six bedroom family home. The accommodation is light and airy and well planned with a large welcoming reception hall. There is a spacious double aspect living room with inglenook fireplace housing a free standing log burning stove and two pairs of French doors opening out to the terrace and garden.

In addition, there are two further reception rooms, a cloakroom and a large farmhouse style kitchen which is well fitted with a range of quality solid wood units and marble worktops; there is also a fireplace with a living flame log burning stove fuelled by bottled gas. There is an impressive boot room/utility off the main entrance which also leads through to the attached double garage.

From the first floor landing access is gained to the main suite with a generous double aspect bedroom, en suite bathroom and walk in wardrobe. There are three further double bedrooms and two large single/small double bedrooms. In addition to the en suite is a second separate shower room and the family bathroom.

Appletree Cottage is approached via a gated drive with parking and access to an attached double garage. There is a private front garden with an area of lawn, mature flower beds and shrubs. The rear garden is an excellent size predominately laid to lawn with mature trees and shrubs. There is a shed, summer house/office with electric power, and a greenhouse. Off the living room is an expanse of walled patio/terrace with steps leading up the main area of garden.

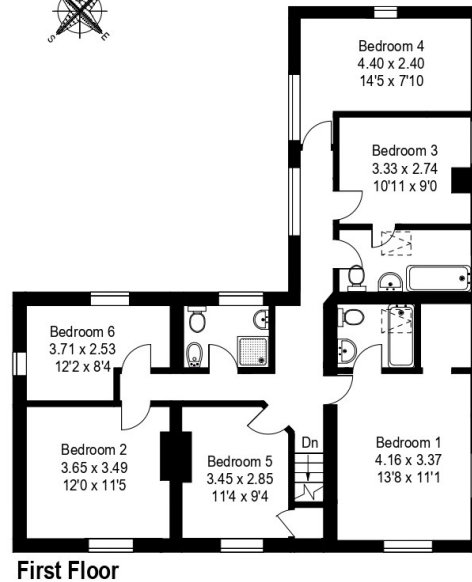
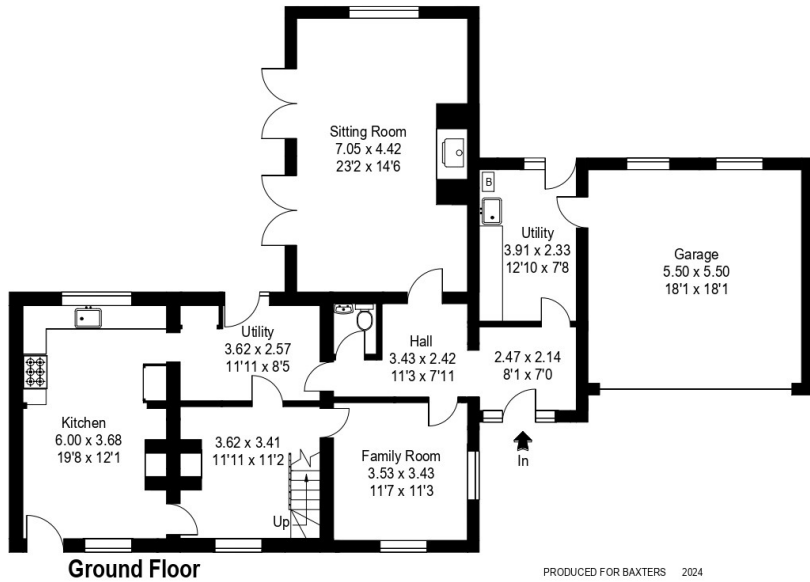
LOCATION: Everleigh is an established rural Wiltshire village surrounded by the Salisbury Plain with easy access to the Vale of Pewsey, Savernake Forest and Collingbourne Woods which collectively provide wonderful woodland and an array of bridleways, pathways and by-ways for those who enjoy outdoor pursuits. The nearby larger village of Pewsey is 6 miles distant and offers a range of local shops and a station with a direct rail service to London Paddington (approximately 60 minutes). There are more comprehensive shopping and recreational facilities in the market towns of Marlborough, Devizes and Andover: the historic Cathedral City of Salisbury lies about 18 miles to the south and has a direct rail service to London Waterloo (approximately 70 minutes). There is also excellent road links to London, Heathrow Airport, the South-West and the Midlands via the A303, M4 and A34. There are a number of well-regarded preparatory and secondary schools in the area including St. Francis, Farleigh, Chafyn Grove, Salisbury Cathedral School, The Salisbury Grammar Schools, Marlborough College and Dauntseys amongst others.

DIRECTIONS: From the Cathedral City of Salisbury proceed in a north westerly direction along the A338 passing through the Winterbournes and the village of Cholderton. Continue to follow the A338 towards Marlborough, passing through Tidworth. After approximately 1.5 miles turn left onto the A342 signposted Devizes and follow the road into Everleigh. Upon entering the village take the turning left into The Street and Appletree Cottage will be found after a short distance on the right hand side, clearly identified by the BAXTERS for sale board.



Appletree Cottage, 61-62 Everleigh, Marlborough SN8 3EY

Approximate Gross Internal Area :- 231 sq m / 2486 sq ft
 Garage Approximate Gross Internal Area :- 30 sq m / 326 sq ft



PRODUCED FOR BAXTERS 2024
 This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through outboard / recesses to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,695.46 for year 2024/25. Mains Water, Drainage and Electricity. Oil Central Heating. Partial double glazing.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10721

