



23 Manor Court, Swan Road, Pewsey, Wiltshire SN9 5DW

A spacious, two-bedroom, terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

**Downstairs
Cloak Room**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150 year lease
from 1979**

**No Ground
Rent**

**55+ Age
Covenant**

The Property

23 Manor Court is a well-designed terrace cottage overlooking the courtyard garden at the front and wooded gardens to the rear.

The double aspect and the open plan design of the sitting and dining room with a feature electric fireplace, creates a light and spacious living area. The kitchen has a range of fitted units and an electric induction hob and oven. There is a space for a freestanding dishwasher and fridge freezer. The downstairs cloakroom has a fitted cupboard and plumbing for a washing machine. Curtains and curtain poles can be negotiated separately.

Upstairs there are two double bedrooms both with built in wardrobes and the main bathroom with bath with shower attachment, WC and basin.

There is electric heating and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £325,000 (Leasehold)

Directions to Manor Court

From the A4 London to Bath road take the A338 into Hungerford at the junction with the Bear Hotel. Continue up the High Street into the Salisbury Road to Burbage.

From Burbage take the B3087 to Pewsey, down Milton Road and into the High Street. At the Junction with North Street turn left onto the A45 (Church Street), pass The Crescent on your right and in a short distance the entrance to Manor Court will be found on your left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01672 563164 / 07384 110 683 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



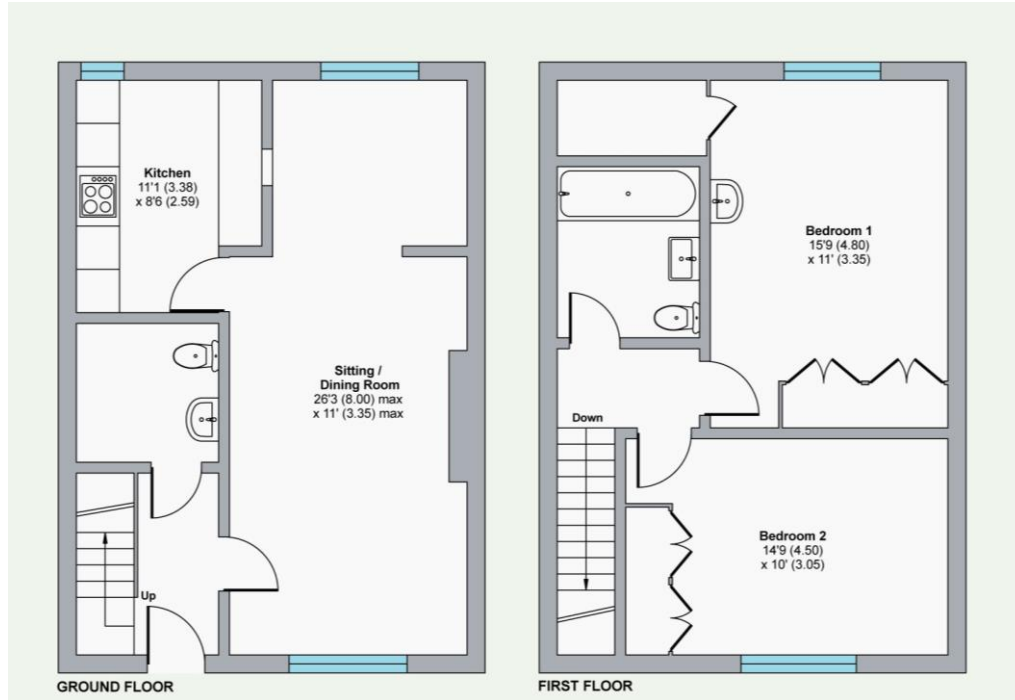
Bedroom 1



Bedroom 2



Bathroom



Rear

Approximate Gross Internals: 89 m² / 962ft²

Service Charge: £6,831 pa

Energy Performance Rating: D

Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

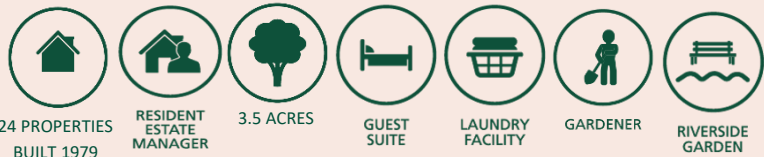
Manor Court

Manor Court was the first English Courtyard Association development and set a standard unseen before in this country for comfortable retirement living. The design was influenced by the beautiful Elizabethan almshouses of nearby Froxfield and built with warm red brick, clay tile and stone-mullioned windows. The properties surround three sides of a beautiful courtyard garden with lawns, flower beds and magnificent herbaceous borders. A stream, part of the river Avon, runs along the length of its delightful woodland.

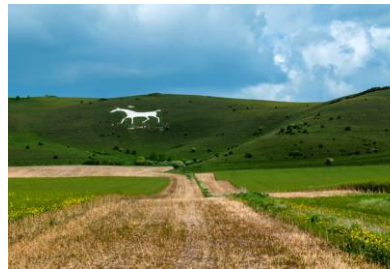
It is just a short walk to the shops, which include two supermarkets, excellent pubs, bistros, cafés and a bank, as well as a swimming and sports centre. Pewsey's famous feast and carnival, a village tradition since 1898, is thought to be one of the oldest in Wiltshire. The Pewsey white horse figure is located on a steep slope of Pewsey Hill about a mile south of the village, with the Kennet and Avon Canal running to the north. Marlborough, Hungerford and Devizes are all nearby to provide further shopping, cultural and sporting facilities.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



Manor Court Gardens



White Horse Hill



Pewsey High Street



Pewsey Wharf

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170
E: property@cognatum.co.uk
www.cognatum.co.uk

Cognatum 
PROPERTY
RETIRE IN STYLE