



**13 Manor Court, Swan Road, Pewsey, Wiltshire SN9 5DW**

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



**Entrance Hall**

**Downstairs  
Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double  
Bedrooms**

**Bathroom**

**Garage**

**Patio**

**150 year lease  
from 1979**

**No Ground Rent**

**55+ Age Covenant**

## The Property

13 Manor Court is a two-bedroom cottage with patio and garage overlooking beautiful courtyard gardens.

On entering the main entrance hall there is a downstairs shower room with WC and basin. There is also an understairs cupboard, useful for extra storage. The spacious sitting room has a feature electric fireplace and leads into the dining room. Off the sitting room is the kitchen which has a range of fitted units with built in Hotpoint hob and cooker hood and a built in Ignis oven. There is space for a freestanding dishwasher, washing machine and fridge/ freezer. There is a partially glazed door leading to the patio garden.

Upstairs are two double bedrooms both with built in wardrobes. There is also a useful walk-in airing cupboard in the master bedroom. The main bathroom has a bath, wash basin and WC.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides extra storage. A single garage, with light and power, is located in a block nearby.

**Guide Price: £280,000 (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 110683 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Manor Court Estate Gardens

**Approximate Gross Internals: 86.4m<sup>2</sup> / 930 ft<sup>2</sup> Service Charge: £6831 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



24 PROPERTIES  
BUILT 1979

RESIDENT  
ESTATE  
MANAGER

RIVERSIDE  
GARDEN

GUEST  
SUITE

3.5 Acres

GARDENER

LAUNDRY  
FACILITY



Manor Court Gardens



White Horse Hill



Pewsey High Street



Pewsey Wharf

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Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

