



14 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 Cloak Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Shower Room

Garage

Patio Garden

150 year Lease (from 1979)

No Ground Rent

55+ Age Covenant.

The Property

14 Manor Court is a beautiful two bedroom mid-cottage property with patio garden and garage.

Upon entering the property there is a spacious hallway with a cloakroom off housing a WC and basin. There is also plumbing for a washing machine. The light and airy sitting room has a feature fireplace with electric fire and leads through to the dining room. The very recently refurbished Wren kitchen has a Bosch induction hob and double oven, C.D.A. extractor fan, Integrated dishwasher and integrated fridge/freezer.

Upstairs are two generous double bedrooms both with fitted wardrobes and a family shower room.

There is modern, programmable electric heating. All windows have been recently upgraded to full double glazing. A partially boarded loft, accessed via a folding ladder, provides useful extra storage

A single garage, with light and power, is nearby. The

property is available with no chain and vacant possession.

Guide Price: £310,000 (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



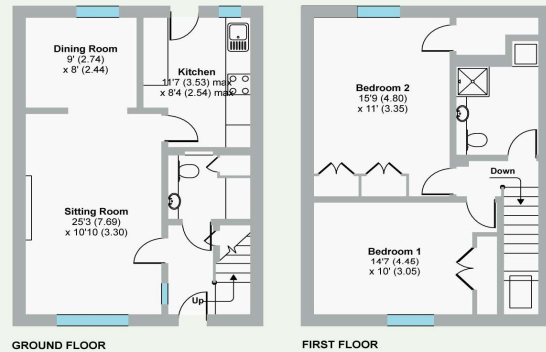
Bedroom 1



Bedroom 2



Bathroom



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Manor Court

Approximate Gross Internals: 88.8 m² / 956 ft²

Service Charge: £6,831 pa

Energy Performance Rating: E

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 hill 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

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PROPERTY

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