



6 Durley, Savernake Forest,
Marlborough, Wiltshire, SN8 3AZ

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A picturesque cottage with scope for some updating or extension subject to consents, set in a large garden of approx. 0.55 acres at the edge of the Savernake Forest

*A glorious rural hamlet adjoining ancient parkland and on the edge of the Savernake Forest. * A semi-detached former estate cottage extending to 1035 sq ft * Scope for upgrading or extension subject to consents * Off road parking, Outbuildings, large garden with mature trees of about 0.55 acres

Location

The nearby market towns of Marlborough 4 miles to the north west and Hungerford 7 miles to the east offer a wide selection of shops and leisure facilities. Durley is a pretty rural hamlet set at the edge of the park land to Tottenham House, in an Area of Outstanding Natural Beauty. There is a village shop, Post Office & bakery, doctor's surgery, garage and pub in Great Bedwyn, approximately 2 miles away or in Burbage to the west..

Trains to London (Paddington) are available from Great Bedwyn (Paddington 75 mins). Hungerford or Newbury and the M4 is 10 miles away at junction 14 with the A303 16 miles to the south.

There are a number of good schools in the area, both state and independent, including the well-regarded village schools of St Katharine's and Bedwyn C of E primary schools, St Francis, Pinewood, St Mary's Calne, Marlborough College and St Johns to name but a few.



The house is set in the small rural hamlet of Durley, on the edge of the Savernake Forest, which is one of the oldest and most beautiful forests in Britain.

Description

This picturesque, semi-detached house is of brick elevations under a pitched slate roof, ornate fascia boards and some leaded windows. The accommodation is arranged over two storeys and offers scope for up grading.

There is a square farmhouse style **Kitchen** with a pantry, leading to generous **Reception Room** with a log burner. The **Dining Room** could have alternate uses such a third **Bedroom** or as a **Study**.

On the first floor there is a carpeted **Landing** leading to two large double aspect double **Bedrooms**, both having high ceilings. There is a **Family Bathroom** with hand basin, wc and bath with electric shower.



Subject to consents there is considerable opportunity to extend the house substantially given the size of the gardens.

Outside

A gravelled drive leads to a parking area to the side of the cottage. There is also a gravelled pedestrian path to through a pretty cottage garden to the front door located at the side of the cottage. The gardens which surround the house, are bordered by some hedging some picket fencing and some close boarded fencing. Laid mostly to lawn there are a number of fine mature trees and well stocked beds. To the rear of the cottage is a gravelled seating area with a semi-detached brick and slate outbuilding divided into three storerooms. The gardens extends to about 0.55 acres.

Tenure

Services Mains water and electricity. Private drainage via shared septic tank. Oil fired heating.



Broadband Fibre to property

EPC: 45E

Council Tax: Band D

Local Authority: Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

Directions: What three words <https://w3w.co/stooping.froze.quarrel>

Notes:

1. Shared (50/50) responsibility with owner of the adjoining property to maintain and empty the shared sewage treatment plant.
2. Any external development (extension of the existing main house and outbuildings or erection of new buildings) to require the permission of the Seller, not to be unreasonably withheld.





6 DURLEY, MARLBOROUGH, SN8 3AZ
TOTAL APPROX. FLOOR AREA 96.1 SQ.M. (1035 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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