Meadow Cottage, Crofton, Great Bedwyn,
Marlborough, Wiltshire SN8 3DW

birkmyre
property consultants

birkmyre
property consultants

A Grade II Listed detached house extending to about 2277 sq ft in total, set within 0.57 acres with two substantial Studio buildings and a small paddock, in a rural hamlet close to the popular village of Great Bedwyn

Location

Crofton is a quiet and highly desirable hamlet set between Hungerford and Marlborough, on the edge of Savernake Forest, offering a rare balance of rural seclusion and connectivity.
The thriving village of Great Bedwyn lies approximately one mile away and provides a mainline railway station with direct services to London Paddington (from approximately 55 minutes), together with a well-regarded primary school, village shop, post office, public house, and doctor's surgery. The nearby village of Wilton, a short walk via Wilton Water, offers the well-known Swan public house and Wilton Windmill.

The market towns of Marlborough, Hungerford and Pewsey provide a wider range of amenities, schooling and services. Junction 14 of the M4 is approximately 12 miles away, giving convenient access to London and the wider motorway network.

The property sits within catchment for Great Bedwyn Church of England Primary School and St John's Academy in Marlborough, with a number of well-regarded independent schools in the area including Pinewood, Cheam, Farleigh, Marlborough College, Downe House and St Mary's Calne.

The surrounding countryside offers extensive walking and riding, with Savernake Forest and the Kennet & Avon Canal both nearby.

Description

Meadow Cottage is a charming and well-maintained period home, believed to date from the 17th century, constructed of brick and timber frame elevations beneath a thatched roof. The property retains a wealth of character features including exposed beams, open fireplaces and leaded windows, while offering practical and flexible accommodation for modern living. The thatched roof was fully re-thatched approximately 12 years ago, with the ridge re-done more recently, and the house has been carefully maintained throughout.

The accommodation is arranged around a central entrance hall and includes a double-aspect sitting room with exposed beams and direct access to the garden, a dining room with panelling and fireplace, and a further drawing room with fireplace and additional storage. A rear hall leads to a shower room and terrace.

The kitchen is fitted with a range of timber units beneath a wooden work surface and opens into a conservatory with large windows overlooking the garden, providing an excellent everyday living and dining space. Upstairs, a generous landing provides potential for study use and leads to a principal bedroom, three further double bedrooms and a family bathroom. The layout offers clear potential for reconfiguration, subject to the necessary consents, to further enhance the flow or create additional bathroom space if required.

Outside

The property is approached via a gravelled driveway leading to a parking area bordered by pleached beech trees. The gardens are a particular feature, with well-stocked beds, climbing roses and a lawned area, together with a private south-west facing terrace.

A gravel path leads to the eastern side of the garden where there is a brick-built bothy for storage, beyond which are two substantial timber studio buildings. These are equipped with power, water and drainage and provide highly flexible space suitable for use as guest accommodation, a home office, studio or ancillary living space.

To the rear lies a small paddock enclosed by post and rail fencing, together with a bank of solar panels which contribute to the property's energy efficiency and running costs. There is also separate shared access to the rear.

Good Girls
go to Heaven
Bad Girls
go to Downe House

Tenure Freehold

Epc 49E

Council Tax Band F

Services Mains electricity, with a privately owned solar power system installed in 2020 (with remaining warranty), supplying both the property and exporting to the grid. Private water and drainage. Electric wall-mounted heating.
The Solar Panel Specs:

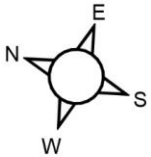
- 8k/w system, with 10k/w battery
- Privately owned - no schemes attached.
- DNO included to import/export energy in/out of house.
- The system is paid for - no outstanding costs/govt schemes. + 20 yr parts guarantee.

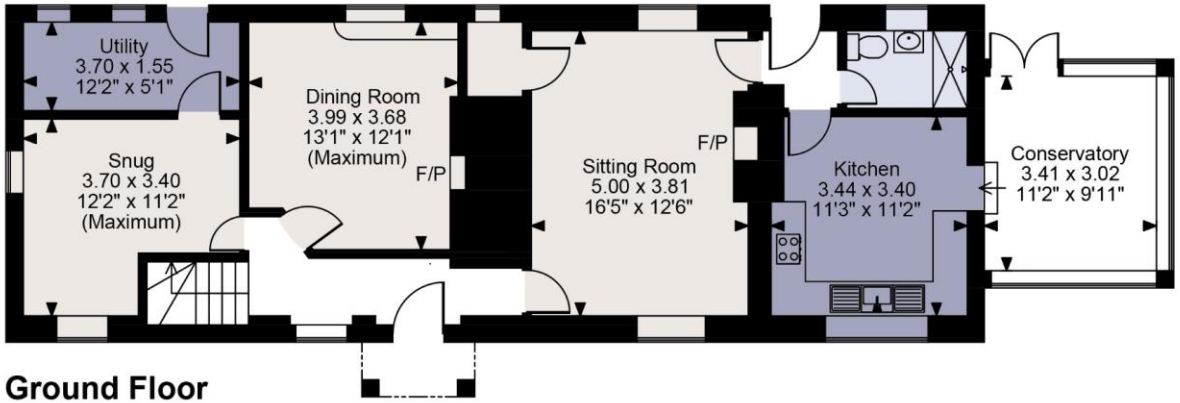
Together with battery storage, this significantly reduces running costs and provides both energy efficiency and the ability to export power back to the grid.

Local Authority Wiltshire Council Tel 0300 456 0109 www.wiltshire.gov.uk

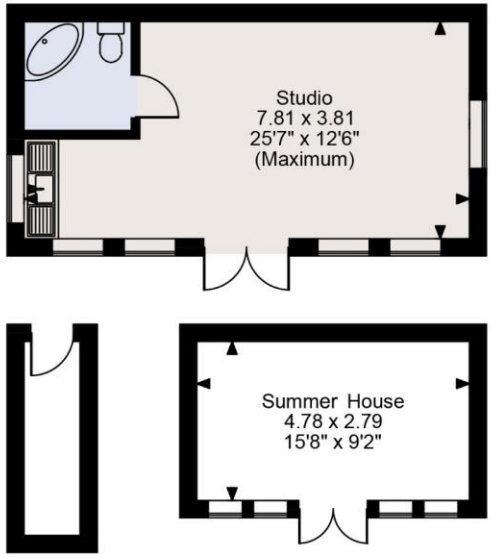
Directions What3words www.what3words uncouth.interlude.juror

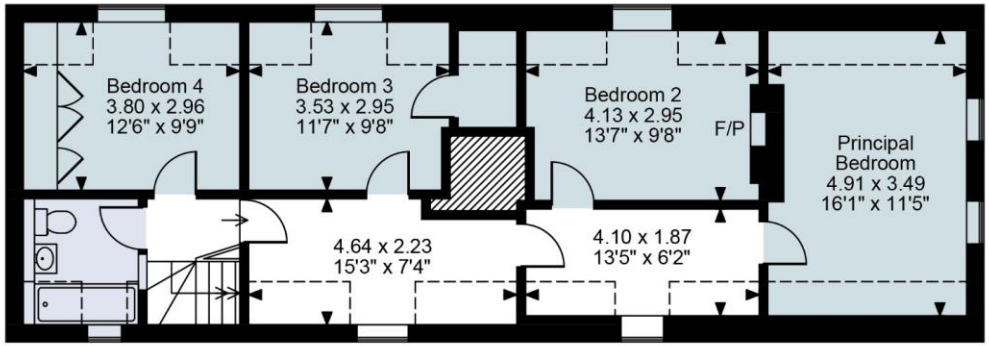
Meadow Cottage, Crofton, Marlborough
Approximate Gross Internal Area
Main House = 1777 Sq Ft/165 Sq M
Studio = 320 Sq Ft/30 Sq M
Summon House & Store = 180 Sq Ft/17 Sq M
Total = 2277 Sq Ft/212 Sq M





Ground Floor





First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653854/SS

XXXX Printed by Ravensworth 01670 713330

Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

OnTheMarket.com RICS rightmove.co.uk The UK's number one property website The Property Ombudsman tsi APPROVED CODE TRADINGSTANDARDS.UK

www.birkmyre.co.uk
01672 516619
23 The Parade, Marlborough, Wiltshire SN8 1NE
birkmyre property consultants