



18 Ludgershall Road, Collingbourne Ducis, Marlborough,
SN8 3EJ
Offers In Excess Of £421,400



18 Ludgershall Road, Collingbourne Ducis Marlborough, Offers In Excess Of £421,400

PROPERTY DESCRIPTION BY Miss Molly Scruton

Set within approximately 0.66 acres of mature grounds, this beautifully presented two-bedroom thatched cottage offers a rare combination of period character, well-balanced living accommodation, and outstanding outdoor potential.

From the moment of arrival, the property's striking façade — with its whitewashed brick elevations, black timber detailing, and traditional thatched roof — immediately reflects the charm and character found throughout the home. Internally, the accommodation is warm and inviting. The kitchen/dining room forms a sociable hub for everyday living, while the adjoining sitting room provides a cosy and comfortable retreat. To the rear, a conservatory enjoys pleasant views across the garden and offers a peaceful space to relax throughout the year. A cloakroom completes the ground floor accommodation.

The first floor comprises two generously proportioned double bedrooms and a well-appointed family bathroom, with a thoughtful layout that maximises space and storage.

A particular highlight of the property is the expansive plot, extending to approximately 0.66 acres, which includes a range of outbuildings and storage areas. These provide excellent versatility for storage, hobbies, or potential future conversion, subject to the necessary consents. The grounds offer a high degree of privacy, ample space for outdoor enjoyment, and significant scope for landscaping or extension.

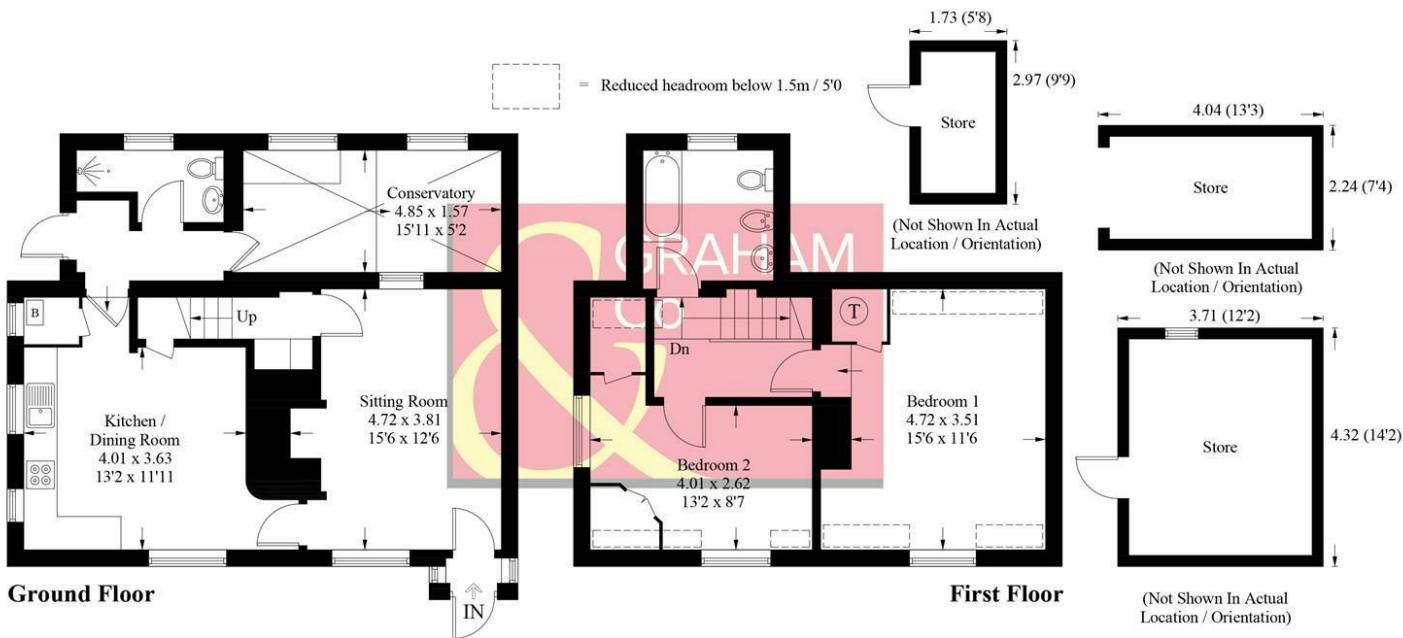
Occupying a quiet yet accessible setting, the cottage benefits from a semi-rural feel while remaining within easy reach of local amenities and countryside walks. This is an exceptional opportunity for buyers seeking a characterful home with land, privacy, and long-term flexibility.





Ludgershall Road, SN8

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft
 Stores = 23.1 sq m / 249 sq ft
 Total = 127.5 sq m / 1373 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1218827)

MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(58-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		68	45
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



OPEN 7 DAYS

If you are considering selling your home
 please contact us today for your free
 no obligation valuation

01264 356500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.