



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



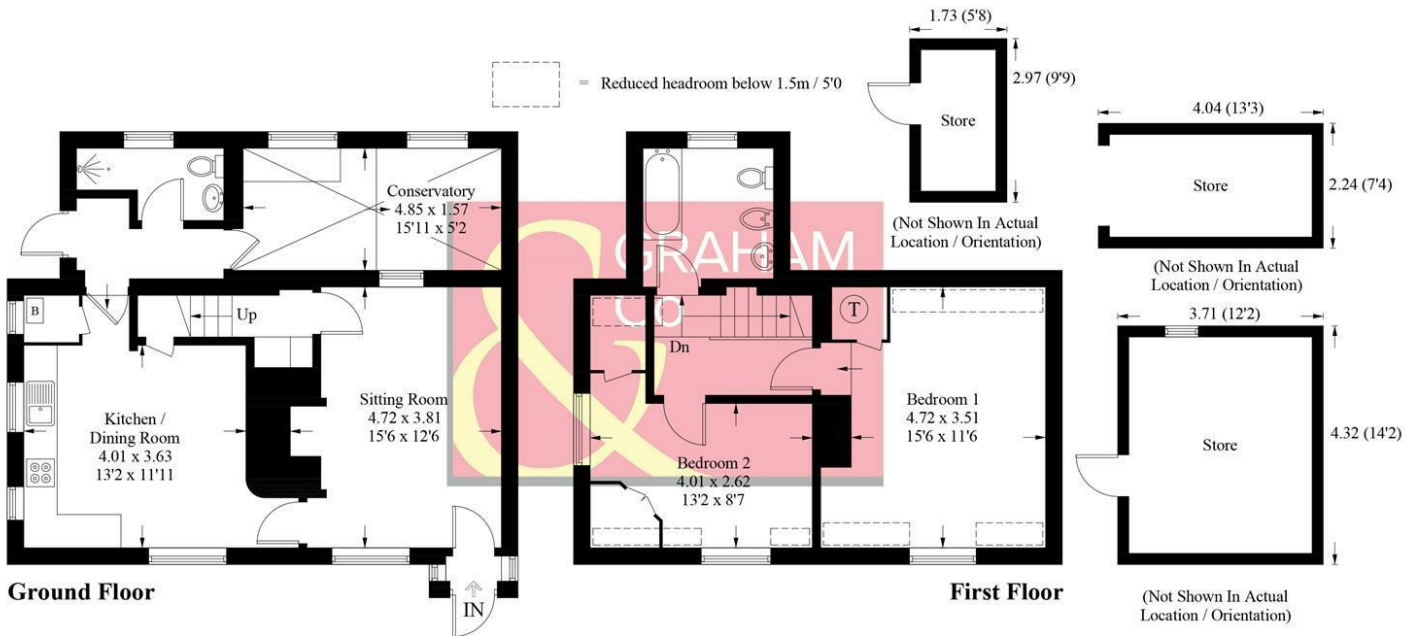






## Ludgershall Road, SN8

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)

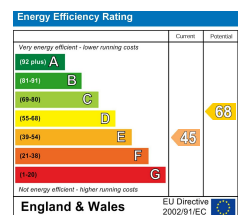
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