



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



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Set within APPROXIMATELY 0.66 ACRES of mature grounds! This beautifully presented two-bedroom thatched cottage offers a unique blend of period character, practical living space, and exceptional outdoor potential.

From the moment you arrive, the home's striking facade — featuring whitewashed brick, black timber detailing, and a classic thatched roof — hints at the charm within. Inside, the accommodation is both warm and welcoming. The kitchen/dining room provides a sociable heart to the home, while the adjoining sitting room is a cosy retreat. At the rear, a conservatory overlooks the garden, offering a peaceful spot to relax year-round. A convenient cloakroom completes the ground floor.

Upstairs, there are two spacious double bedrooms and a well-appointed family bathroom, with thoughtful layout and storage.

The standout feature of this property is undoubtedly its generous plot, extending to 0.66 acres and including a variety of outbuildings and stores. These offer fantastic scope for storage, hobbies, or future conversion — subject to the necessary permissions. The grounds provide privacy, space to enjoy the outdoors, and excellent potential for landscaping or extension.

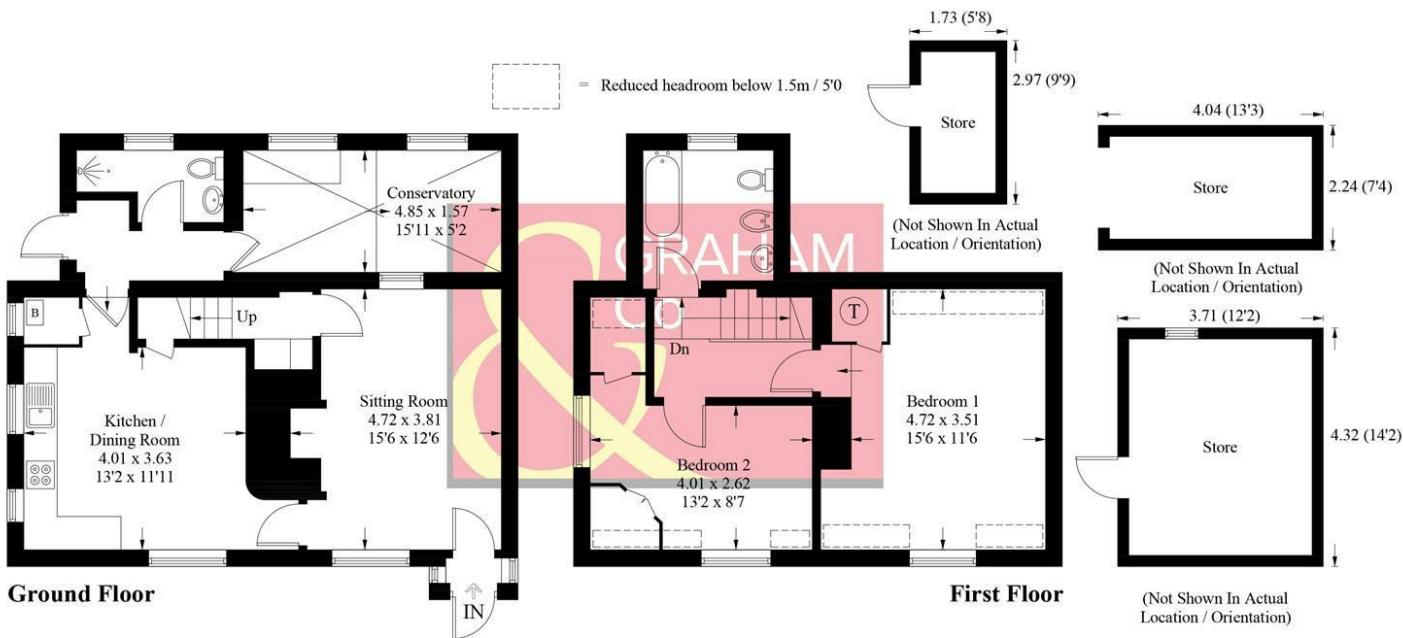
Set in a peaceful yet accessible location, the cottage enjoys a semi-rural feel while remaining close to local amenities and countryside walks. This is an ideal opportunity for buyers seeking charm, land, and a home with long-term flexibility.





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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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



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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.