





📍 Garden Cottage East Grafton, Marlborough, Wiltshire, SN8 3DB

💷 £640,000

A delightfully positioned and well presented four bedroom detached home with driveway parking and garage in popular village of East Grafton

- Four Bedroom Detached Home
- Very Nicely Presented Throughout
- Driveway Parking and Garage
- Established Garden
- Walking Distance to Popular Village Pub
- Oil Central Heating with Recently Installed Boiler
- Short Drive to Hungerford and Pewsey Mainline Train Stations
- Close to Village Green
- Viewings Highly Recommended

🏡 Freehold

🏠 EPC Rating C





Strakers are pleased to present Garden Cottage, a charming detached home situated in the popular village of East Grafton. Built approximately 17 years ago, this spacious property offers 1651 square feet of living space, including the garage, and is ideal for family living with four generously sized bedrooms.

The welcoming hallway and porch area create an inviting entrance to the home. The ground floor features a study, perfect for a home office or quiet retreat. The dual-aspect sitting room is a standout feature, with large windows allowing natural light to flood the space. A central feature fireplace adds character, while French-style doors open onto a patio area, extending the living space into the rear garden.

The heart of the home is the large kitchen diner, providing ample room for both cooking and dining. It is fitted with a range of wall and floor units, offering plenty of storage, as well as modern appliances. French-style doors open onto the garden, making it ideal for al fresco dining. A separate utility room, located off the kitchen, houses the recently installed oil central heating boiler and provides access to the side of the house. A cloakroom on the ground floor adds to the home's convenience.

Upstairs, the master bedroom is a spacious retreat, complete with built-in storage and an en-suite shower room. Three further double bedrooms offer generous space for family or guests, all served by a well-appointed family bathroom with modern fixtures.

Externally, the property benefits from a gravel driveway with space for multiple vehicles, leading to a detached garage with light and power. The driveway is shared with a neighbouring property, which has an allocated parking space at the rear. The enclosed garden is beautifully landscaped with a mix of patio, flower beds, shrubs, hedging, and lawned areas, creating a peaceful space for relaxation or entertaining.

Garden Cottage offers the perfect blend of modern living and traditional charm.

**Property Information**

Council Tax: Band F

EPC Rating: C

Services: Mains water, drainage and electricity are all connected. Oil central heating.

Wiltshire County Council

**Location**

East Grafton is a charming village located on the border of Wiltshire and West Berkshire. It features a picturesque village green next to St Nicholas Church and has a strong sense of community, with a variety of activities held at the village hall and at the Sunflowers nursery and school clubs. School pickup services are available. Nearby Burbage offers a village shop, post office, builders' supplies, and a petrol station with a Costa coffee and a large Londis. The villages of Wilton and Crofton, known for their windmill and beam engines, are also close by. The Swan pub in Wilton is a welcoming spot with excellent food.

Surrounded by stunning countryside, East Grafton is just a short drive from Marlborough, which boasts a vibrant cafe culture and bustling High Street. Marlborough is home to a Waitrose supermarket, a Rick Stein restaurant, coffee shops, and a mix of national brands and independent shops. The town hosts regular markets on one of the widest High Streets in the UK, as well as a variety of cultural and social events such as music, art, and literature festivals. Marlborough is known for its excellent schools, including St Johns Academy, and is the location of the prestigious Marlborough College, which offers a diverse range of activities and crafts during its summer program. The area also offers plenty of recreational options, including two golf courses, a tennis club, a leisure centre, and gyms, as well as opportunities for shooting, fishing, and flying. Newbury's racing scene is nearby, and both Great Bedwyn and Pewsey train stations provide services to London (Paddington in 65 minutes). The M4, Junction 15, is only a 10-minute drive away.



## East Grafton, Marlborough, SN8

Approximate Area = 1428 sq ft / 132.6 sq m

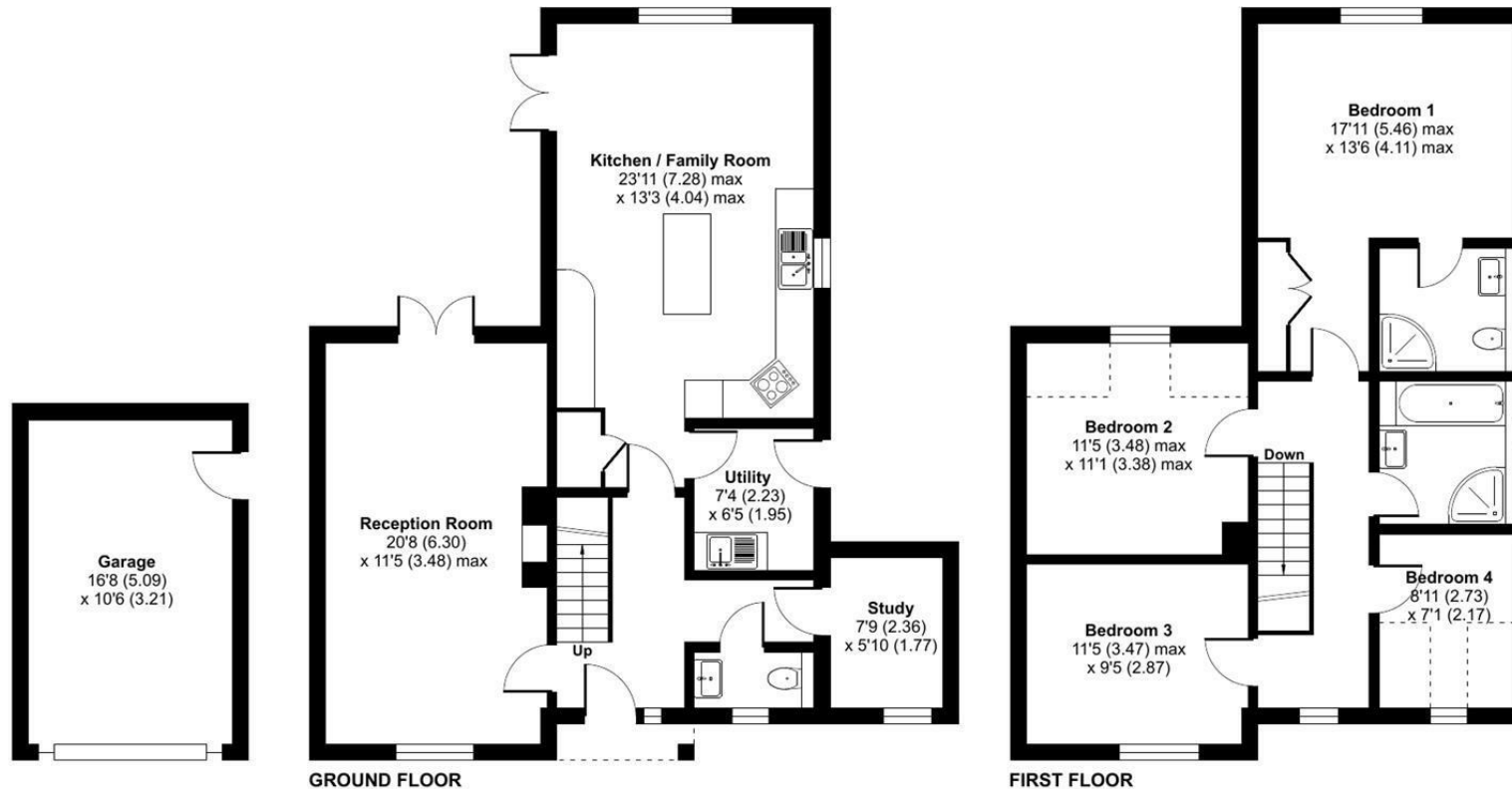
Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1651 sq ft / 153.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1235040

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