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**exp**<sup>TM</sup>



Alton Barnes, Marlborough, Wiltshire, SN8 4LB

Offers over £490,000

3 1 2



- A quintessential, historic Grade II listed thatched cottage
- Sitting room with inglenook fireplace, exposed beams and underfloor heating
- Tom Howley designer kitchen (appliances by separate negotiation)
- Upstairs-two double bedrooms plus a dressing room/study/nursery
- Delightful walled cottage garden with fruit trees and pond
- Integrated double garage which could be converted into an annex or further accommodation STPP
- Spectacular direct views of the White Horse and wonderful countryside walks and cycle paths
- Excellent transport links to London, Paddington within 1 hour.

A quintessential, beautifully modernised, Grade II listed thatched cottage, dating back to the 1700s, set within the picturesque village of Alton Barnes in the heart of the Vale of Pewsey. Rich in historic charm and character, this exceptional freehold home enjoys views towards the famous Alton Barnes White Horse and offers the perfect blend of period features and contemporary upgrades.

The current owners have significantly improved the property throughout, including a new thatched roof, boiler, new flooring with underfloor heating to the ground floor, a beautifully designed Tom Howley re-fitted kitchen (kitchen appliances can be included by separate negotiation) and a stylish new bathroom suite complete with separate shower cubicle. Original features such as exposed beams, an impressive inglenook fireplace with wood burner, deep-set windows with shutters and original elm wood floorboards create the warm and characterful atmosphere throughout the property.

The accommodation comprises an entrance hall, a spacious sitting room with inglenook fireplace and exposed wooden beams, kitchen, bathroom suite with separate shower cubicle and a versatile dining room which could also serve as a third bedroom. Upstairs, there are two double bedrooms of which the delightful principal bedroom leading to a separate dressing room/study/nursery complete with a sink, also offering potential for the new owners to create an en-suite bathroom STPP.



Outside, the property offers beautifully maintained mature private gardens complete with fruit trees (cherry, pear and plum) and patio areas with pond which wrap around the cottage. There is also off-street parking and a substantial double garage with a pitched roof, ideal for storage, a workshop or possible conversion into an annex or additional living accommodation STPP.

Located within the North Wessex Downs National Landscape, the property is moments from the historic Saxon church of St Mary the Virgin and surrounded by beautiful countryside walks.

This is a rare opportunity to acquire a truly special period cottage in one of Wiltshire's most desirable and unspoilt villages.





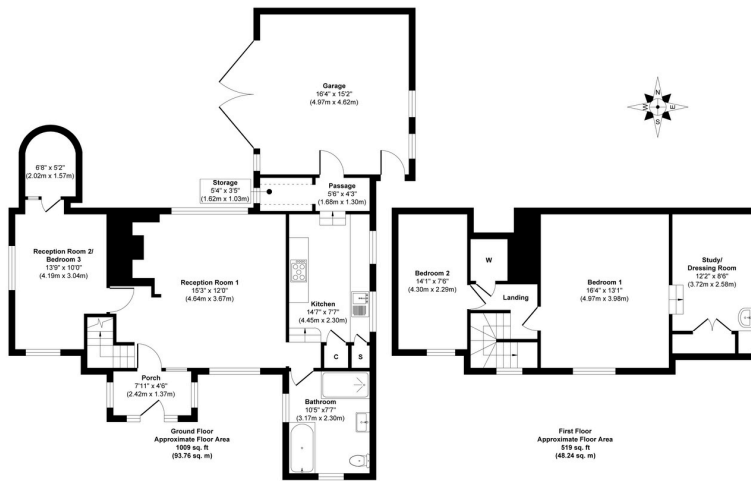


## SITUATION

Marlborough is a historic market town which provides an excellent range of shopping including Waitrose and high street luxury retail shops as well as a twice weekly market. The town also offers a good choice of restaurants to suit a range of palates. The area is well served with good leisure facilities and excellent schools including St John's Academy, Marlborough College, Dauntsey's, and St. Francis. There are main line stations to London, Paddington (journey time 50 minutes to 1 hour), and the Southwest at Pewsey, Great Bedwyn (both about 5 miles away) and Hungerford (about 10 miles away).

The major commercial centres of Swindon, Andover and Newbury plus the M4, A303, and M3 are within easy reach. The countryside surrounding the town is designated as an Area of Outstanding Natural Beauty and includes the nearby Savernake Forest and the National Cycle Path.

Disclaimer: Please note that some of the images have been enhanced with the use of AI so an in-person viewing is essential.



Approx. Gross Internal Floor Area 1528 sq. ft / 142.00 sq. m

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