



**MANNINGFORD BOHUNE COMMON,
PEWSEY**

Carter Jonas

2 MULLENS COTTAGES, MANNINGFORD BOHUNE COMMON, PEWSEY, WILTSHIRE, SN9 6LY

AMENITIES

- Three bedrooms
- Bathroom
- Sitting room with open fire
- Kitchen
- Outbuilding with utility room
- Driveway parking and garage
- Extension potential (STPP)
- Rural location

SITUATION

Manningford Bohune Common is a pretty hamlet at the end of a no-through road which forms part of the Manningfords, a cluster of local villages with the benefit of excellent views and access to both Salisbury Plain and the Marlborough Downs. Manningford Bohune Common lies under a mile from the popular village of Woodborough and approximately 3 ½ miles from the small market town of Pewsey which offers a good range of services for day-to-day needs together with a mainline train station with services to London Paddington.

The historic sites of Avebury Stone Circle and the White Horse at Alton Barnes are close by. The larger market town of Marlborough (about 9 miles) offers a wide range of facilities, and the larger centres of Salisbury, Andover, Newbury and Swindon are within easy striking distance. The M4 motorway lies to the north and the A303/M3 to the south. The surrounding area offers an extensive range of cultural and leisure pursuits with the Kennet and Avon canal running close by and a wealth of country walks on your doorstep.

DESCRIPTION

2 Mullens Cottages is a three-bedroom semi-detached cottage set among a small collection of houses within a mile of the larger village of Woodborough.

Occupying a delightful rural position, this property is a blank canvas and offers significant scope for extension (STPP). From the garden, there is a small, covered porch and door leading to an inner hallway, off which there is a bathroom with shower overhead.

The kitchen is fitted with a range of floor and wall mounted units and leads through to the sitting room, which benefits from an open fireplace and high ceilings.

Stairs from the sitting room lead to the first floor where there are three bedrooms (one double and two singles), all of which enjoy original wooden floors.

Subject to obtaining the necessary consents, this property offers huge potential for extension, as can be seen from the works carried out to the adjoining property.

AN ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN A STUNNING RURAL LOCATION, OFFERING EXCELLENT EXTENSION POTENTIAL (STPP).



OUTSIDE

The cottage is approached via its own driveway with ample space for car parking and a detached garage. There is also an outbuilding which has plumbing to use as a utility room.

The cottage sits in a large plot of c0.25 acres and enjoys a large garden which is mainly laid to lawn with a selection of mature trees and shrubs.

GUIDE PRICE: £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Mullens Cottages, Manningford Bohune Common, Pewsey, SN9

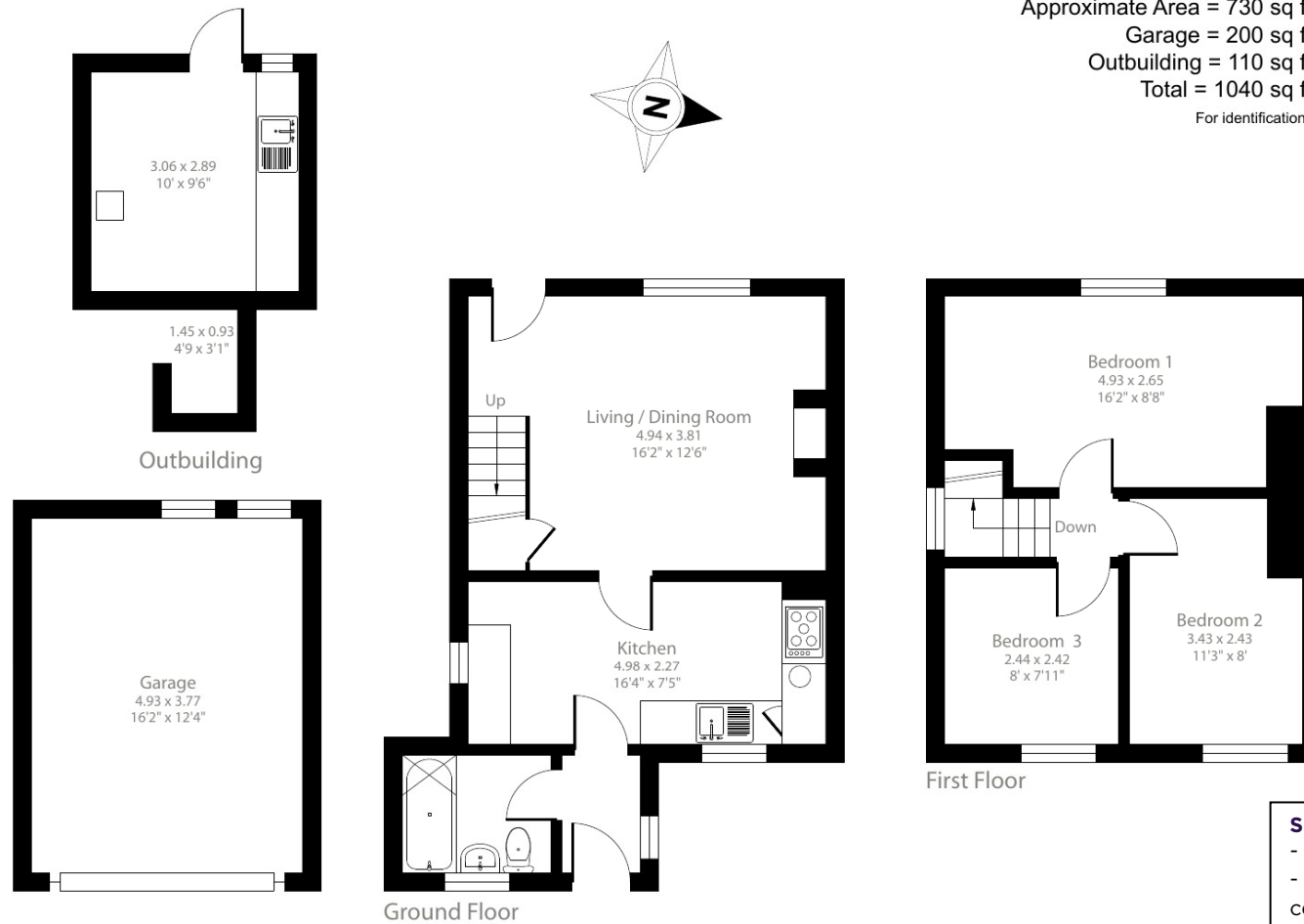
Approximate Area = 730 sq ft / 67.8 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage. Oil fired central heating.
- Council tax band: C - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1163160

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