



**TOWNSEND FARM COTTAGES, HORTON,
DEVIZES**

Carter Jonas

8 TOWNSEND FARM COTTAGES, HORTON, DEVIZES, SN10 3NE

A SEMI-DETACHED RURAL COTTAGE IN NEED OF UPDATING AND RENOVATION INTERNALLY.

AMENITIES

- Semi-detached cottage
- Sitting room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Garden and parking
- Potential to extend

SITUATION

8 Townsend Farm Cottages is located in the rural village of Horton on the edge of the Pewsey Vale and only a short distance from the market town of Devizes. The town centre, with its open market square, has a weekly produce and monthly farmers market and also provides an extensive range of everyday shops, including three major supermarkets. Other amenities include a theatre and various pubs and restaurants. There are a number of excellent schools including the Wansdyke primary school, St. Margaret's, Dauntseys and Marlborough College. Generally commuting links are good with Pewsey and Chippenham stations giving direct access to London Paddington (about 1 hour). The A303 is 16 miles to the south and the M4 (Junction 15) is 18 miles away. Marlborough is about 9 miles away and Bath, Bristol and Swindon are easily accessible.

DESCRIPTION

8 Townsend Farm Cottages is a semi-detached old farm workers cottage requiring internal updating and renovation and once complete would make for a lovely rural family home.

Of particular note with this property is the 24ft long sitting room with open fireplace. There is a kitchen to the rear of the property and also a conservatory providing access to the rear garden. A cloakroom and separate shower complete the downstairs accommodation.

Upstairs there are two double bedrooms with built in wardrobes and a third single bedroom. All of the bedrooms are served by the well-appointed family bathroom.

There is a potential to extend the property the either the side or rear, subject to obtaining the necessary planning permissions.



OUTSIDE

To the front of the property is a large, gravelled area providing off-street parking for several vehicles. There is a small area of lawn and a path leading to the front door. The large rear garden is fully enclosed by close board fencing and is currently a blank canvass ready for someone to make their own. Gated side access provides access to the garden from the front.

GUIDE PRICE: £375,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

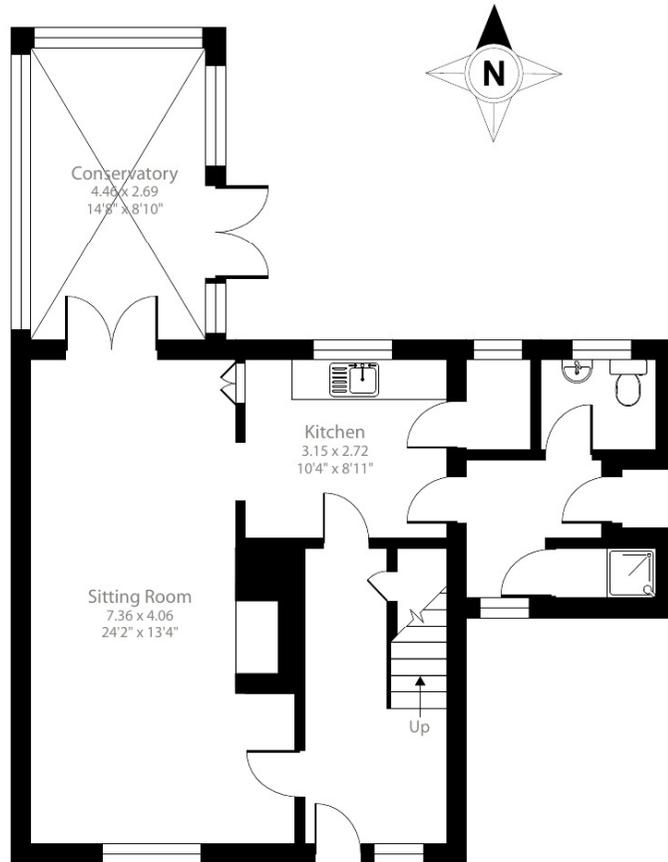


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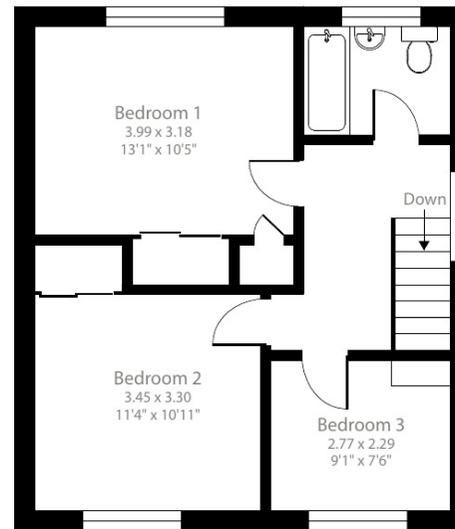
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Approximate Area = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: D
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1262172

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