



WILTON,  
MARLBOROUGH

Carter Jonas



## SPRINGS, WILTON, MARLBOROUGH, WILTSHIRE, SN8 3SS

### AMENITIES

- Detached
- Grade II Listed
- 2011 square feet
- 4 bedrooms
- 2 bathrooms
- Character property
- Cottage garden
- Close to village pub

### SITUATION

Springs is situated in the popular village of Wilton, in the North Downs Area of Outstanding Natural Beauty, surrounded by wonderful countryside offering fantastic walking, riding, cycling and other country pursuits. The village is positioned on the edge of the Savernake Forest and the Kennet and Avon Canal and offers a vibrant village community with the popular local public house, The Swan. The neighbouring village of Great Bedwyn provides a range of local facilities including a village shop, post office, primary school, doctors' surgery, hairdressers, tennis club and pub. There is also the mainline train station with free parking offering direct trains to London Paddington (about 58 minutes). Trains to Paddington also run from Hungerford and Pewsey (both 7 miles) and Newbury (16 miles), whilst London Waterloo can be accessed from Andover (13 miles, about 63 minutes). There is also easy access to the M4. The nearby towns of Marlborough and Hungerford are within easy reach, and both provide an excellent range of retail and other facilities. A wide range of schooling options are available in the area including St Francis Pewsey, Great Bedwyn Primary School, St Katherine's Primary School, Farleigh, Pinewood, St John's Marlborough, Marlborough College and Dauntsey's.

### DESCRIPTION

Situated centrally in the popular village of Wilton, Springs is a charming four-bedroom detached family house bursting with character.

At 2011 square feet, this property is deceptively spacious and offers well planned accommodation over two floors. The main entrance leads into a modern kitchen / breakfast room, a sociable and practical space with an oil-fired Rayburn and a large breakfast bar. Doors leads through to a cloakroom and downstairs WC.

The dining room has a lovely feel to it and offers ample space to seat guests, enhanced by the exposed beams, tiled floor and open fireplace. There is also a very handy area to the side of the dining room, the ideal spot for a study / office,

**AT 2011 SQUARE FEET, A SIZEABLE AND CHARMING FOUR BEDROOM DETACHED COTTAGE LOCATED CENTRALLY IN THIS POPULAR VILLAGE.**



Of particular note is the wonderfully generous reception room which features a fireplace with woodburning stove, an abundance of built-in cupboards and provides a wonderful space to sit and relax with doors to the pretty garden.

Heading upstairs, the principal bedroom overlooks the rear garden and has built-in storage, a shower and separate WC. There are three further bedrooms, all of which are served by the generous family bathroom and additional storage with built-in cupboards on the landing.

### OUTSIDE

To the front of the property is a pretty cottage garden. A shared gravelled area runs down the side of the house leading to the enclosed, private rear garden. The garden is mainly laid to lawn with a brick paved terrace accessed off the dining room and a pretty stream at the end of the lawn. There is the additional benefit of a large, detached building within the garden, which benefits from light and power, which can be used as an office or for storage.

**GUIDE PRICE:** £685,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

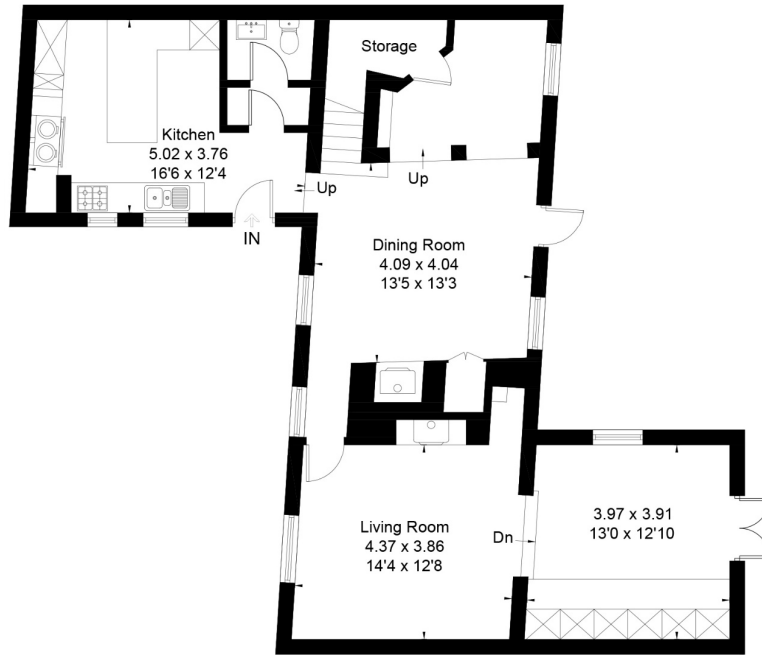




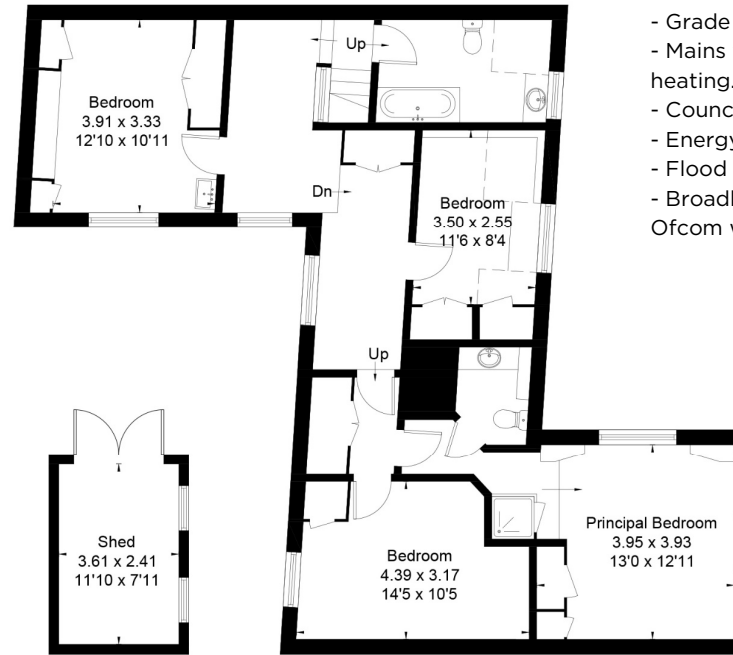
Classification L2 - Business Data



Wilton, Marlborough, SN8  
Approximate Area = 2011 sq ft / 186.8 sq m  
(Excluding Shed)



Ground Floor



(Not Shown In Actual  
Location / Orientation)

First Floor

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E
- Energy efficiency rating: D
- Flood risk - High risk of surface water flooding
- Broadband and mobile coverage. Please refer to Ofcom website for further details



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84790

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