



**GARDEN COTTAGE,
MARDEN**

Carter Jonas

GARDEN COTTAGE, 19 THE STREET, MARDEN, SN10 3RQ

AMENITIES

- Detached family home
- Village location
- Period property
- Five bedrooms
- Two reception rooms
- Garage and parking
- Garden

SITUATION

Marden is a popular village which lies 6 miles south-east of the market town of Devizes, nestled in the Vale of Pewsey in close proximity to the Salisbury Plain and the Marlborough Downs. There is an exceptional village pub as well as the 12th century parish church, village hall and riding stables and is surrounded by glorious open countryside perfect for walking, riding and cycling.

There are an excellent range of schools from village primary and local secondary to the independent sector of St Francis Prep, Dauntsey's (bus pick up in the village), Marlborough College and St. Mary's Calne.

The area offers strong transport links either by rail from Pewsey with direct trains to London Paddington in c65 minutes or by car with easy access to the A303/M3 or M4.

DESCRIPTION

A beautiful five bedroom family house, of brick elevations under a tiled roof with a lovely homely feel. Believed to date from the early 1900's the house has been the subject of extensions over the years and offers large principal living spaces while retaining real flow.

Accommodation briefly comprises hall with fireplace, superb kitchen/dining room with pantry, utility room and boot room with WC. The principal reception room leads off the kitchen with glorious vaulted ceilings looking due west, onto the rear garden, whilst to the front of the house is the drawing room with open fire. The first floor offers five double bedrooms, large family bathroom and an additional shower room. The house enjoys a large attic space and good storage.

A BEAUTIFUL FIVE BEDROOM FAMILY HOUSE SET IN THE VILLAGE OF MARDEN.



OUTSIDE

The gardens are predominantly to the rear, and mainly laid to lawn with a range of mature ornamental trees and hedges, with open views over paddocks to the rear. There is a good paved area under a large pergola ideal for al fresco dining. There is a single integral garage and generous parking at the front.

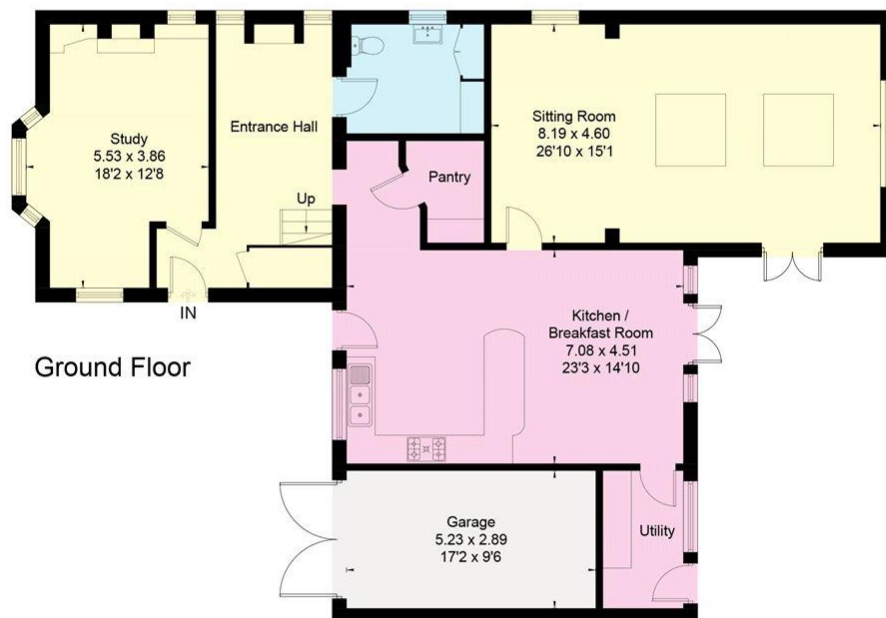
GUIDE PRICE: £895,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Approximate Floor Area = 222.4 sq m / 2394 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 237.9 sq m / 2561 sq ft



Ground Floor



First Floor



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 #68598

SERVICES AND MATERIAL INFORMATION

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

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