



**OLD FORGE COTTAGE,
MILTON LILBOURNE**

Carter Jonas

OLD FORGE COTTAGE, MILTON LILBOURNE, SN9 5LQ

A BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED HOUSE IN THE EVER POPULAR VILLAGE OF MILTON LILBOURNE.

AMENITIES

- Detached house
- Four reception rooms
- Three to four bedrooms
- Kitchen/Breakfast room
- Off Street Parking
- Popular village location
- Outbuilding
- Garden
- None listed property

SITUATION

The conservation village of Milton Lilbourne nestles in the Wiltshire Area of Outstanding Natural Beauty, with its beautiful scenery and extensive country walks (both in Pewsey Vale and on Martinsell Hill). The bustling town centre of Marlborough and its historic high street, with Marlborough College, Waitrose supermarket, boutique shops and cafés, lie within a 15 minute drive. Salisbury Plain is situated immediately to the south; to the east is Hungerford, with its antique shops and French Bistro. Fast access to London Paddington is via Pewsey mainline rail station just 2 miles away.

DESCRIPTION

Old Forge Cottage is part tiled, part thatched and set within the desirable village of Milton Lilbourne offering generously proportioned, flexible living space and has retained many of its original features.

There is a great sense of flow throughout the downstairs accommodation. The dining room has an attractive fireplace and links seamlessly to the family room which overlooks and opens out onto the rear garden. The snug has an original, open fireplace and beams. The well appointed kitchen breakfast room benefits from a newly installed Aga. Beyond this, the workroom/study could be used as an extra bedroom with its own separate outdoor access and there is a useful utility room and a downstairs cloakroom.

Upstairs, the main bedroom has a vaulted ceiling with exposed beams. Bedrooms two & three are linked and could be used as a bedroom with adjoining dressing room or nursery. All the bedrooms are served by a family bathroom with a roll top bath and separate shower cubicle.



OUTSIDE

A sweeping gravel driveway provides off-street parking for several cars. The south westerly facing garden is slightly raised and mainly laid to lawn and enclosed by mature hedging. There is a large terrace area and space behind the 2 wooden workshops/garage for the oil tank and further outdoor storage as the garden extends.

GUIDE PRICE: £650,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Milton Lilbourne, Pewsey, SN9

Approximate Area = 1869 sq ft / 173.6 sq m

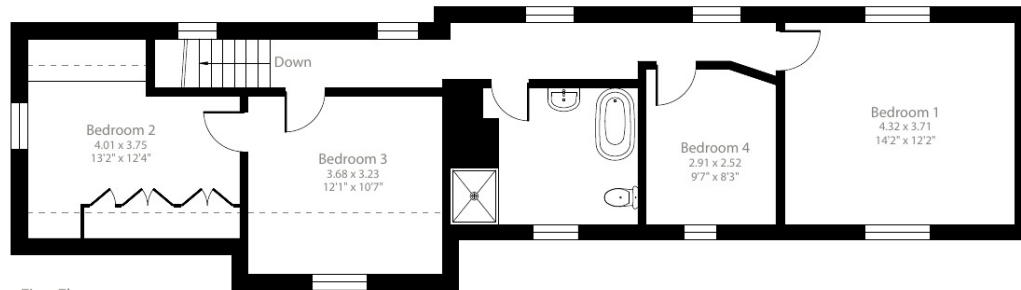
Limited Use Area(s) = 82 sq ft / 7.6 sq m

Outbuildings = 333 sq ft / 30.9 sq m

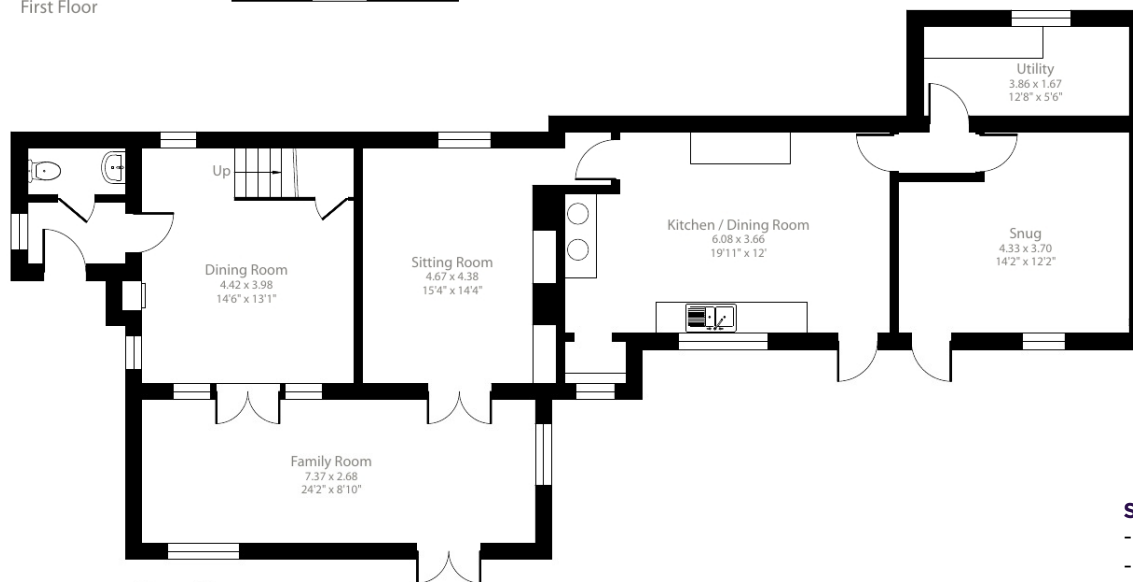
Total = 2284 sq ft / 212.1 sq m

For identification only - Not to scale

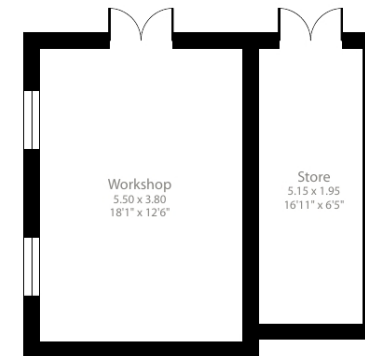
Denotes restricted
head height



First Floor



Ground Floor



Outbuilding 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Carter Jonas. REF: 1418868

SERVICES AND MATERIAL INFORMATION

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

IMPORTANT INFORMATION

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