



**WHEATSHEAF COTTAGE,
CLENCH COMMON**

Carter Jonas

WHEATSHEAF COTTAGE, CLENCH COMMON, SN8 4NZ

**A SUBSTANTIAL COUNTRY HOUSE IN AN IDYLIC COUNTRYSIDE LOCATION SET
WITHIN 15 ACRES.**

KEY FEATURES

- Drawing Room
- Kitchen/Breakfast Room
- Sitting Room
- Orangery
- Principal Bedroom Suite
- Two Further Double Bedrooms
- Two Family Bathrooms
- Gardens
- Tennis Court
- Garage
- Outbuildings
- Set in Approximately 15 Acres



SITUATION

Wheatshaf Cottage is situated in an enviable position on the edge of the hamlet of Clench Common, enjoying all of the benefits of being in the countryside, yet close to Marlborough, Pewsey Station and the M4 motorway. The property sits in large of private grounds, in open countryside, within an 'Area of Outstanding Natural Beauty'. There are numerous lovely walks directly from the house, including Martinsell Hill. Marlborough provides a broad lane of retail outlets and amenities. The wide High Street has a weekly market, and there are excellent schools, both state and private, a leisure centre, surgery, as well as several pubs and restaurants including Rick Stein and Dan's. The surrounding downland countryside provides several golf courses and there are a myriad of footpaths and bridleways to explore, with fishing on the river Kennet and the Savernake Forest on its doorstep. Communications are excellent with the commercial centres of Swindon, Newbury and Salisbury very accessible, while the M4, junction 15 - 9 miles, Junction 14 - 12 miles, provides an easy link with London and Bristol. Heathrow airport is just over an hour away.

DESCRIPTION

Wheatsheaf Cottage is a substantial detached family home set in the desirable hamlet of Clench Common of brick elevations under a tiled roof and relieved by wooden framed windows.

Set within delightful formal gardens and approached by a tree lined private lane, the property has land extending to approximately 15 acres all of which enjoys far reaching rural views and offers the opportunity to potentially extend and improve subject to obtaining the necessary planning permissions.

There are formal lawned areas with mature shrub, specimen tree and flower borders, a stone-built outbuilding for garden storage, potting shed and hedging with archway leading to the tennis court.

The property offers generous reception spaces including the kitchen/breakfast room, drawing room, sitting room and an orangery enjoying views over the rear garden. The property retains many characterful features including Inglenook and open fireplaces, exposed timbers, stripped wooden doors, exposed brickwork and terracotta tiling to the kitchen. To the lower floor is a useful boot room and wine cellar.

To the first floor are three good sized bedrooms with the principal bedroom having a an ensuite bathroom and dressing room. The other two bedrooms are served by two well-appointed family bathrooms.

Within the grounds is garaging with rooms above which the current owner utilises as an artist studio and could potentially be converted into ancillary accommodation, subject to planning.



OUTSIDE

The property is approached via a private tree lined lane via a five-bar gate to a large, gravelled area providing parking for several vehicles. The large formal lawned gardens provides idyllic seating areas and an archway in the hedging gives access to the tennis court. Through a further five-bar gate is the further land which extends to approximately 12 acres. There is a brick-built garden store, potting shed and a well.

TENURE Freehold

EPC BAND F.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office.

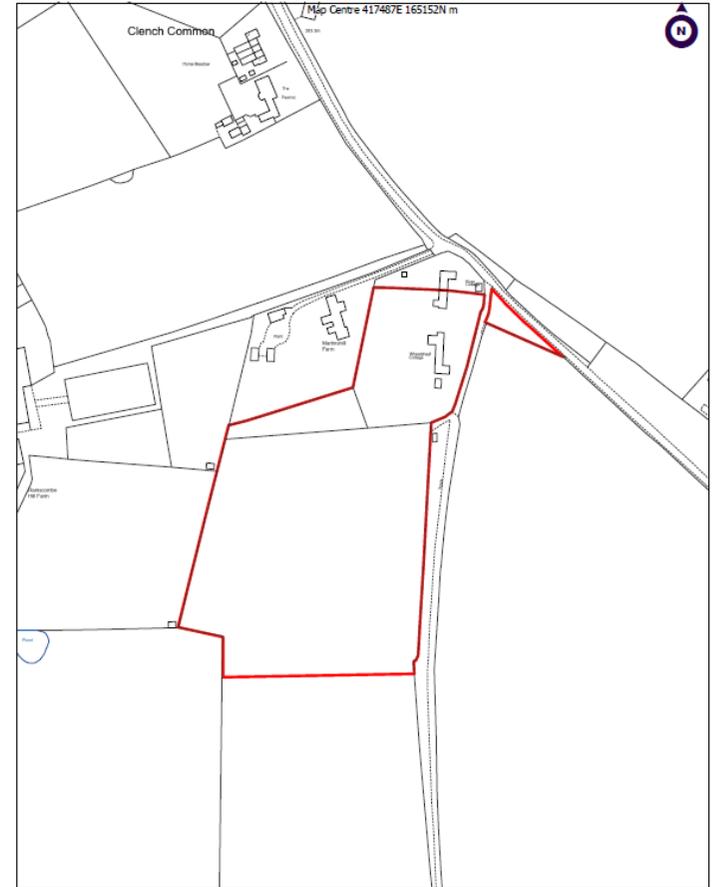
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Wheatsheaf Cottage, Clench Common, Marlborough, SN8

Approximate Area = 3458 sq ft / 321.3 sq m
 Outbuildings = 1457 sq ft / 135.4 sq m
 Total = 4915 sq ft / 456.7 sq m
 (Including Garage / Excluding The Potting Shed)
 Including Limited Use Area (49 sq ft / 4.6 sq m)



Surveyed and drawn in accordance with the International Property Measurement Standards
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