



**WILTON
MARLBOROUGH**

Carter Jonas

BROOK COTTAGE, WILTON, MARLBOROUGH, SN8 3SS

AMENITIES

- Reception room
- Kitchen
- Dining room
- Utility room and WC
- Three bedrooms
- Two bathrooms
- Outbuildings
- Substantial and private garden
- Parking and garage

SITUATION

The highly sought-after village of Wilton lies at the edge of the beautiful Savernake Forest in an Area of Outstanding Natural Beauty and has been designated a Conservation Area and is situated c.8 miles from Hungerford and c.3 miles from Great Bedwyn. Regular rail services to London (about 1hr) are provided by stations at Pewsey, Hungerford and Great Bedwyn. The local pub, The Swan, is close by and offers a comprehensive menu including take away options and is extremely popular.

The village of Burbage is close by and provides a good range of local amenities including a doctors' surgery and dispensary, a village store, post office, church, public houses, service station and primary school. A wider range of facilities is available in the market town of Marlborough c8 miles.

Local schools include primary schools in Burbage, Easton Royal and Great Bedwyn, secondary is St John's Academy in Marlborough. Private schooling includes St Margaret's, Calne, St Francis Prep in Pewsey, Dauntsey's, Marlborough College, and St Marys, Calne.

DESCRIPTION

Situated in a magical position within the heart of Wilton, Brook Cottage is a period detached house dating from the mid-19th Century with solid brick elevations under a slate roof.

The property has generously proportioned reception rooms facing across the private garden and is filled with a great deal of inherent charm and character.

Due to its south-westerly aspect, the house enjoys great natural light and enjoys a wonderful feel throughout. The sitting room has a central fireplace with wood burning stove and the fully fitted kitchen/breakfast room and dining room offers great spaces to entertain guests. The downstairs accommodation is completed by the utility room and separate cloakroom.

Upstairs there are two double bedrooms, both of which benefit from having their own ensuite bathrooms. There is also an additional single bedroom.

A DETACHED PERIOD HOUSE WITH BEAUTIFUL RIVER GARDEN IN AN OUTSTANDING AND SECLUDED VILLAGE POSITION.



OUTSIDE

Brook Cottage has the most delightful river garden which is secluded and extends to approximately 0.3 acres. The garden is mainly laid to lawn with an abundance of flowers, water plants, shrubs and trees, offering a charming and tranquil setting. There is a brook which runs from the village pond through the garden and bends through the lawns linked by a 'Monet' style bridge. There is a timber-built garden shed perfect for storage, a single garage and gravelled parking to the front for two vehicles. There is a separate 18th Century thatched building with vaulted ceiling and original oak 'A' frame truss which is used as an occasional guest bedroom and study. Adjacent to this is an outside shower room.

TENURE Freehold

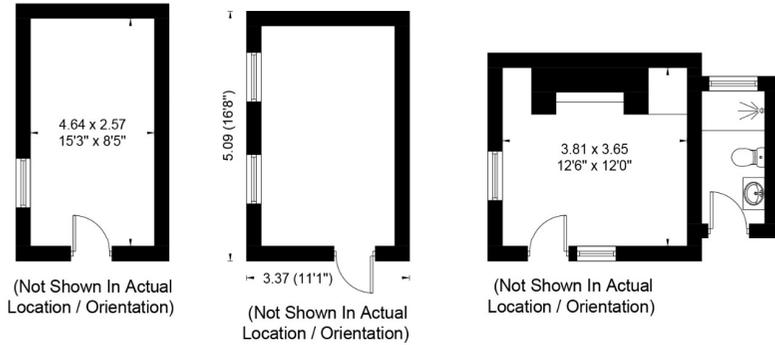
EPC BAND TBC

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

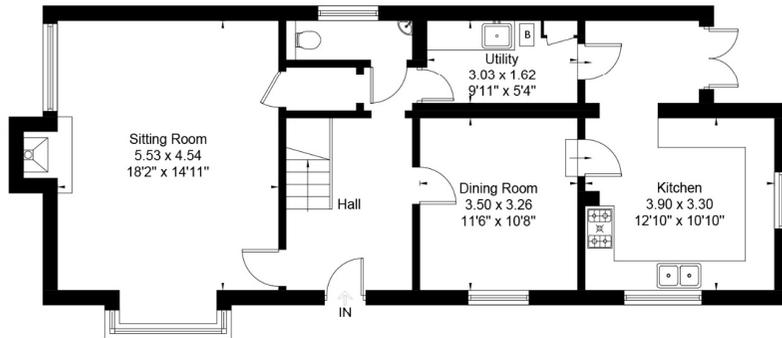
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office
Classification L2 - Business Data



Brook Cottage, Wilton, Marlborough, SN8
 Approximate Area = 1711 sq ft / 159.0 sq m
 Outbuilding = 452 sq ft / 42.0 sq m
 Total = 2163 sq ft / 201.0 sq m



= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 321843

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