



HOLMLEIGH,
CHERHILL

Carter Jonas

HOLMLEIGH, MIDDLE LANE, CHERHILL, SN11 8XX

AN IMMACULATELY PRESENTED AND COMPREHENSIVELY RENOVATED THREE BEDROOM DETACHED BUNGALOW, SET WITHIN A GENEROUS PLOT IN THE POPULAR VILLAGE OF CHERHILL.

AMENITIES

- Village location
- Immaculately presented
- Detached bungalow
- Three bedrooms
- Large gardens
- Off-street parking
- Potential to extend
- Planning for cabin in garden

DESCRIPTION

An immaculately presented and comprehensively renovated three bedroom detached bungalow, set within a generous plot offering both immediate lifestyle appeal and exciting future potential.

The property has been finished to an exceptional standard throughout and is ready for immediate occupation, with light, neutral décor, quality flooring and thoughtful upgrades creating a calm, contemporary feel.

The well-planned accommodation includes a welcoming reception room, a beautifully fitted kitchen/dining room with modern cabinetry and integrated appliances, and three well-proportioned bedrooms, all served by a stylish family bathroom and additional cloakroom.

A particular highlight of the home is its connection to the garden. French doors open directly onto the rear, flooding the interior with natural light and providing a seamless link to the generous lawned garden—ideal for both everyday enjoyment and entertaining. The outdoor space is a true asset, offering privacy, flexibility and scope rarely found with properties of this type.

The bungalow sits within a large plot with gravelled off-street parking to the front and significant garden space to the rear. Importantly, planning has already been submitted for a detached lodge within the garden, presenting an excellent opportunity for ancillary accommodation, a home office, guest suite or potential income stream (subject to any final consents). In addition, the size of the plot offers further potential to extend the main dwelling, allowing buyers to tailor the property to their future needs.

Externally, the bungalow enjoys attractive kerb appeal, complemented by well-maintained gardens and open aspects over the surrounding area, as showcased in the aerial photography. This is a rare opportunity to acquire a turnkey bungalow combining modern living, generous outdoor space and genuine extension potential, making it equally appealing to downsizers, families or buyers seeking flexibility for the future.



SITUATION

Holmleigh is located in the heart of the popular village of Cherhill. It is set on the edge of the Downs, in an area designated as one of “Outstanding Natural Beauty”. Close by are the historic sites of Avebury Stone Circle, Silbury Hill and the Cherhill White Horse which has now been purchased by the National Trust. The village amenities include a primary school, church, café and public house. Further shopping and leisure facilities can be found at Calne 3 miles, Devizes 9 miles and Swindon 12 miles with mainline railway station to Paddington (50 minutes) and M4 Motorway junctions 15 and 16. The historic market town of Marlborough is approx 10 miles away, with many boutique shops, cafes, restaurants and leisure facilities. There is an excellent range of private schooling in the area with St Margaret’s Prep and St Mary’s in Calne, Marlborough College and Dauntsey’s in West Lavington

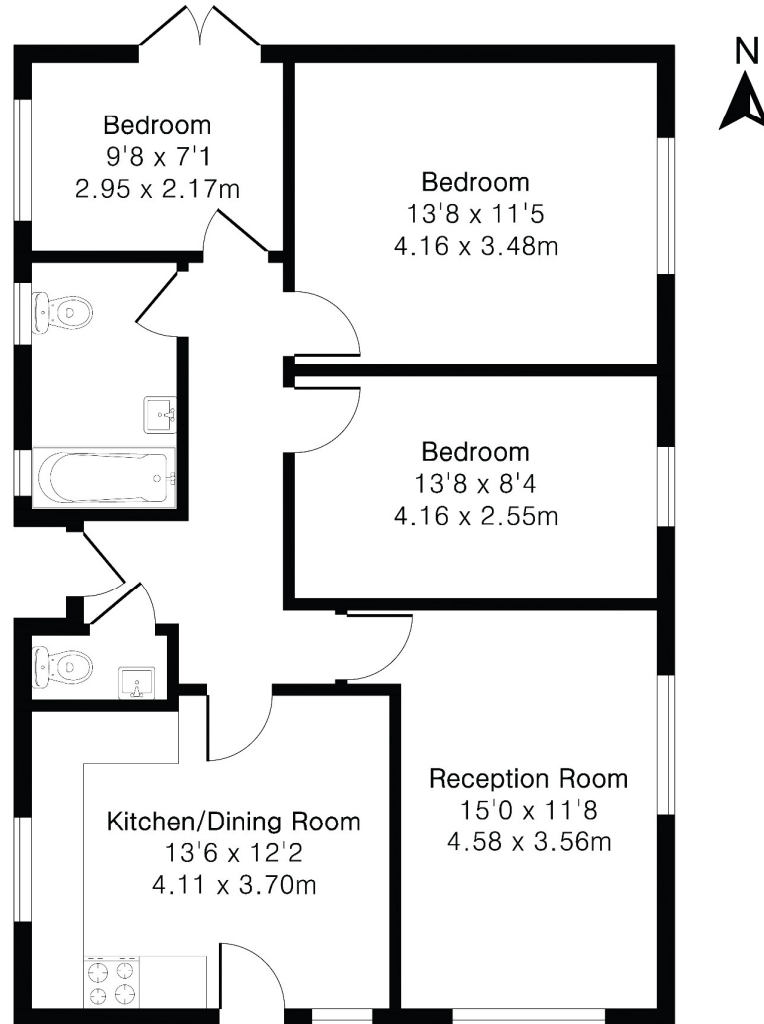
GUIDE PRICE: £575,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Approximate Gross Internal Area 831 sq ft - 77 sq m



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Oil fired Heating
- Council tax band: E
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for more details

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