



MAIN ROAD,
CHERHILL

Carter Jonas

11A MAIN ROAD, CHERHILL, SN11 8UT

AN IMMACULATELY PRESENTED AND SUBSTANTIAL FOUR-BEDROOM DETACHED HOME, OFFERED WITH NO ONWARD CHAIN.

KEY FEATURES

- o No onward chain
- o Village location
- o Potential for second home
- o Immaculately presented
- o Large plot
- o Four bedrooms
- o Three bathrooms (two ensuite)
- o Double garage



SITUATION

The property is located in 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 (next door), 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.

DESCRIPTION

An immaculately presented and substantial four-bedroom detached home, offered with no onward chain, occupying a generous plot with a detached garage and the added benefit of approved planning permission for a separate detached dwelling.

This beautifully maintained family home is set well back within its grounds and enjoys open aspects across the surrounding countryside, offering both immediate appeal and exciting future potential. The accommodation extends to approximately 1,943 sq ft (excluding garage) and is arranged over two thoughtfully planned floors, finished to a high standard throughout.

The ground floor is centred around a welcoming reception hall with striking exposed brickwork and oak staircase, setting the tone for the quality found throughout the property. The principal reception room is generous and elegant, featuring a fireplace and bespoke window seating that perfectly frames the outlook across the garden. A separate dining room provides an excellent space for entertaining, while a versatile playroom or study offers flexible use for home working or family life.

At the heart of the home is the impressive kitchen/breakfast room, fitted with a comprehensive range of classic cabinetry, granite worktops, a central island and an Aga, complemented by views over the garden. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the spacious landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from a dressing area and a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom and an additional en-suite, all finished with elegant tiling and quality fittings.

Externally, the property sits within a large and level plot, predominantly laid to lawn, providing a wonderful sense of space and privacy along with far-reaching views. A detached double garage sits adjacent to the house with ample driveway parking. Importantly, the grounds benefit from planning permission for a separate detached dwelling, presenting a rare opportunity for purchasers seeking development potential, multigenerational living or future investment (subject to reapplication and necessary consents).

Offered to the market with no onward chain, this exceptional home will appeal to buyers seeking a turnkey countryside property with space, flexibility and genuine scope for the future.

GUIDE PRICE £900,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





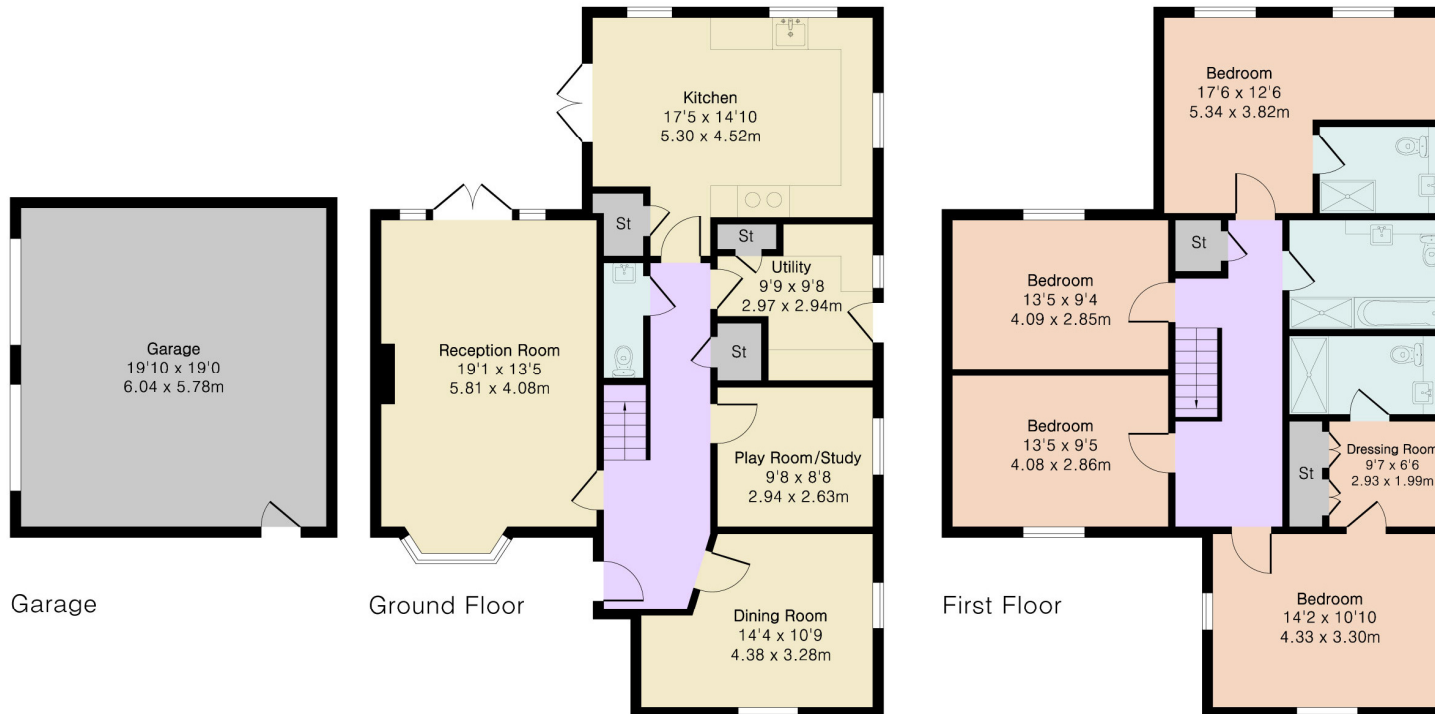
Classification L2 - Business Data

**Approximate Gross Internal Area 1943 sq ft - 180 sq m
(Excluding Garage)**

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 961 sq ft – 89 sq m

Garage Area 376 sq ft – 35 sq m



Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

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