



**EVERLEIGH,  
MARLBOROUGH**

**Carter Jonas**

## 3 PIGLEAZE COTTAGES, EVERLEIGH, MARLBOROUGH, WILTSHIRE, SN8 3HB

**AT 1740 SQUARE FEET (INCLUDING GARAGE), THIS IS A SPACIOUS AND WELL-PRESENTED THREE BEDROOM HOUSE WITH DRIVEWAY PARKING, GARDEN AND CO.55 ACRE PADDOCK.**

### AMENITIES

- 3 bedrooms
- 1 bathroom
- Additional upstairs W.C
- Abundant reception space
- Utility / Downstairs cloakroom
- Scope for extension (STPP)
- Sought-after village
- Driveway parking and garage
- Large garden
- Additional c0.55-acre paddock

### DESCRIPTION

3 Pigleaze Cottages is a well-proportioned three-bedroom end of terrace house offering approximately 1,740 square feet of accommodation (including garage), with excellent flow and generously sized rooms throughout.

The ground floor is arranged around a spacious sitting room with a central feature fireplace, leading through to a bright dining room with double doors opening onto the rear garden, creating a natural connection between indoor and outdoor living.

The kitchen is well laid out with ample storage and workspace, complemented by a separate study/home office to the front of the house. The utility room / cloakroom is located off the back hall where there is also direct access into the garage.

Upstairs, all three bedrooms are well balanced and comfortably sized, including a particularly generous principal bedroom. The first floor is completed by a family bathroom and separate WC.

There is significant scope to extend or reconfigure, in keeping with similar properties along the road, subject to the necessary planning consents, making this an excellent opportunity for purchasers looking to add value or tailor the home to their own requirements.

### OUTSIDE

Outside, the property benefits from a private driveway, front garden and an impressive rear garden. There is a large terrace, with the remainder of the garden laid mainly to lawn and offering a high degree of privacy. A paved terrace provides ideal space for outdoor dining.

To the rear of the garden, gates provide access to a large, well-maintained paddock featuring a summerhouse, a variety of mature trees, chicken coop and vegetable patch. A wonderful space to enjoy in a multitude of ways.



### SITUATION

Everleigh is situated on the North-East edge of Salisbury Plain in Wiltshire. The nearby village of Upavon has good local facilities, including two pubs, a shop/post office, a village hall and hairdressers. There is also a doctor's surgery and primary school. More extensive facilities are available in the market towns of Marlborough and Devizes.

The nearby village of Pewsey has a main line rail station, with direct services to London Paddington (c1 hour). The property is well placed for many well-regarded schools, including St John's Academy, Marlborough College, Dauntsey's, and St. Francis.

The historic cities of Bath and Salisbury are nearby, as are the larger commercial centres of Swindon, Andover and Newbury.

**GUIDE PRICE:** £450,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data



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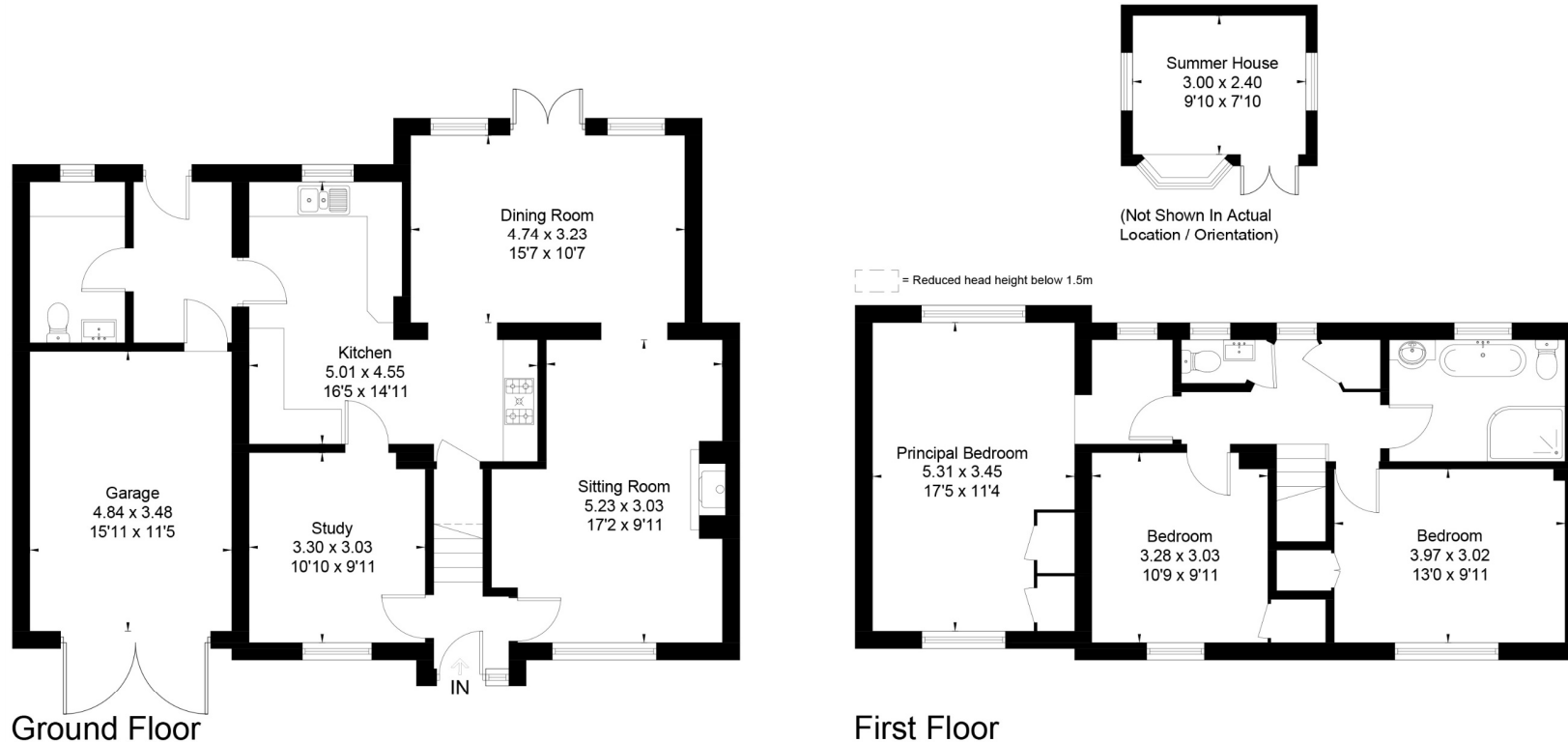


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### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. oil fired central heating
- Council tax band: D
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Everleigh Marlborough, SN8  
Approximate Area = 1740 sq ft / 161.7 sq m (Including Garage)  
Summer House = 77 sq ft / 7.2 sq m  
Total = 1817 sq ft / 168.9 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107411

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### IMPORTANT INFORMATION

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