

EAST KENNETT, MARLBOROUGH, SN8
£1,550 per month*

Carter Jonas

EAST KENNETT, MARLBOROUGH, WILTSHIRE, SN8

A charming three bedroom detached cottage situated in the picturesque village of East Kennett.

THE PROPERTY

Rose Cottage is situated on the edge of the picturesque village of East Kennett, a highly regarded village approximately 5 miles west of Marlborough. This charming period cottage enjoys an abundance of character throughout, with well-proportioned accommodation arranged over two floors. Combining traditional features with modern-day practicality, the property provides a delightful home with a warm and welcoming atmosphere.

The accommodation is entered via an entrance hall, from which the principal reception rooms are accessed. The well-proportioned sitting room is a particularly appealing space, enjoying a dual aspect and a wood-burning stove, which provides a wonderful focal point.

The kitchen is located to the rear of the property and is designed in a galley style, featuring a good range of fitted units. The dining room is well proportioned and ideally positioned adjacent to the kitchen. The dining room also benefits from access to a particularly useful boot room/utility, which provides excellent storage, a cloakroom and space for laundry

On the first floor, the accommodation comprises three bedrooms. The principal bedroom is a comfortable double room, complemented by a further double bedroom and a third single bedroom, which is currently utilised as a study and would also make an ideal home office. These rooms are served by a family bathroom fitted with a bath and shower over.

Outside, the cottage is equally appealing.. There is driveway parking to the side of the house for two cars, with further space available on the quiet village lane.

To the rear, the garden is predominantly laid to lawn and enclosed by mature hedging. A paved terrace provides an ideal setting for al fresco dining and entertaining, while the lawn offers space for recreation and gardening alike.

A useful external store, accessed from the utility/boot room, provides excellent storage for logs, garden equipment and outdoor items, in addition to the garden shed



EPC Rating E. Council Tax Band: E (Wiltshire Council website for current cost)

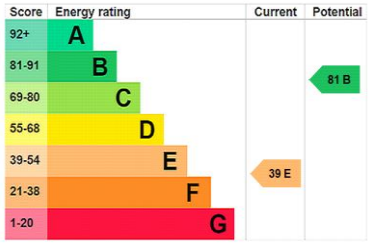
Mains electric, oil central heating and metered mains water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website

At a rent of **£1,550.00 per calendar month**:
Holding deposit (1 week's rent): £357.00
Security deposit (5 weeks' rent): £1,788.00

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band E





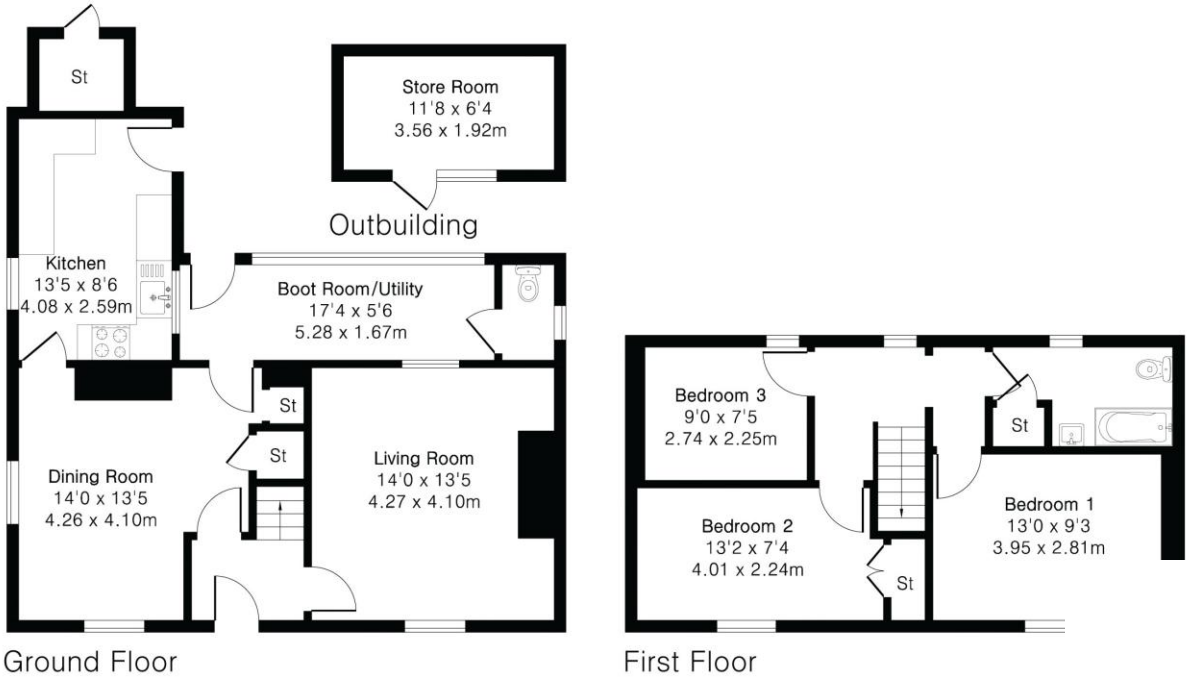






Approximate Gross Internal Area 1125 sq ft - 105 sq m
(Excluding Outbuilding)

Ground Floor Area 675 sq ft – 63 sq m
First Floor Area 450 sq ft – 42 sq m
Outbuilding Area 74 sq ft – 7 sq m









T: 01672 519700
93-94 High Street, Marlborough, Wiltshire, SN8 1HD
E: marlborough.lettings@carterjonas.co.uk

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IMPORTANT INFORMATION

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Classification L2 - Business Data