



**DROVE COTTAGE,
YATESBURY**

Carter Jonas

DROVE COTTAGE, 24A YATESBURY, SN11 8YG

A WELL-PRESENTED, THREE BEDROOM VILLAGE COTTAGE, OFFERED WITH NO ONWARD CHAIN.

AMENITIES

- Semi-Detached
- No onward chain
- Potential to extend
- Three Bedrooms
- Garden
- Parking
- Village location

SITUATION

Drove Cottage is in an elevated position, within the heart of the peaceful, rural hamlet of Yatesbury in an Area of Outstanding Natural Beauty. Located off the A4, within walking distance of the historic village of Avebury, c.6 miles to the west of Marlborough c. 6 miles to the east of Calne. These popular market towns provide a wide range of shopping and leisure services, while the larger regional centres of Swindon, Chippenham and Bath complement these services further. Communications are excellent, with Junctions 15 and 16 of the M4 lying to the north. Chippenham provides a fast and regular main line service to London Paddington (journey time from 63 mins). There is an excellent range of schools in the area, including a well-regarded primary school in Cherhill, St Mary's and St Margaret's, Calne, Dauntsey's West Lavington and Marlborough College. There is a wide range of leisure opportunities with golf at the North Wilts and Marlborough golf clubs, and many opportunities for walking, cycling, riding and fishing in the area.

DESCRIPTION

Drove Cottage is a well-presented three-bedroom, semi-detached property, set in a quiet country lane and is offered with no onward chain.

Upon entering the property, you are greeted into the hall where all the reception rooms are accessed. To the left is the open plan kitchen/sitting room with a door opening out to the rear garden. The kitchen is fitted with a range of wall and base units, breakfast bar and integrated appliances. There is a second reception room which could be used as a formal dining room or as a sitting room and benefits from double doors opening out to the rear garden. A cloakroom with utility space completes the downstairs accommodation.

Upstairs you will find three double bedrooms, with two of them benefitting from having built in wardrobes. The bedrooms are served by the well-appointed family bathroom.

The property further benefits from having lapsed approved planning permission (N/08/01191/FUL) for a single storey extension to both the front and rear of the property.



OUTSIDE

To the front of the property is gravelled off-street parking for three vehicles. A gate and path provides side access to the rear garden. The rear cottage style garden offers complete privacy and is a lovely tranquil space. It is mainly laid to lawn with an array of specimen shrub and flower borders giving interest throughout the seasons. A paved area which can be access from both the kitchen and dining room, provides an ideal seating area for enjoying the sunshine or for alfresco dining. A timber shed provides outside storage.

GUIDE PRICE: Offers Over £350,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

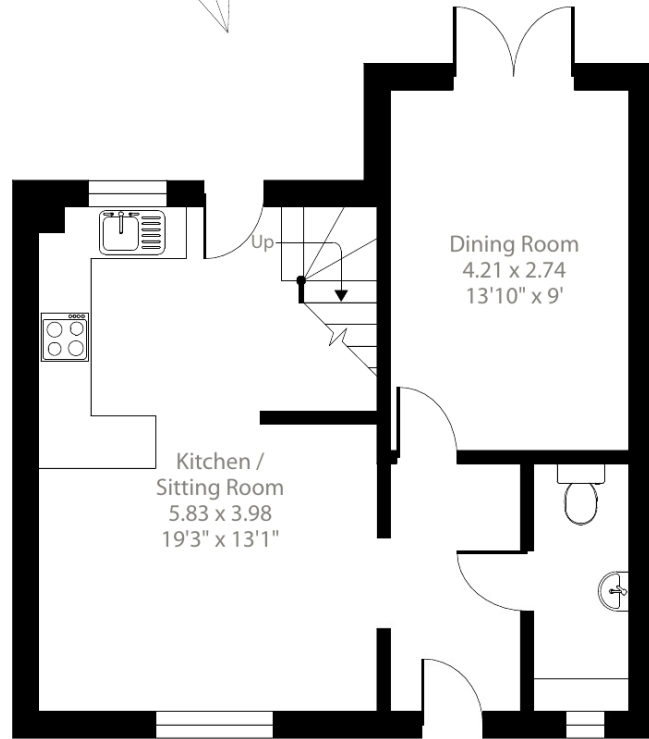


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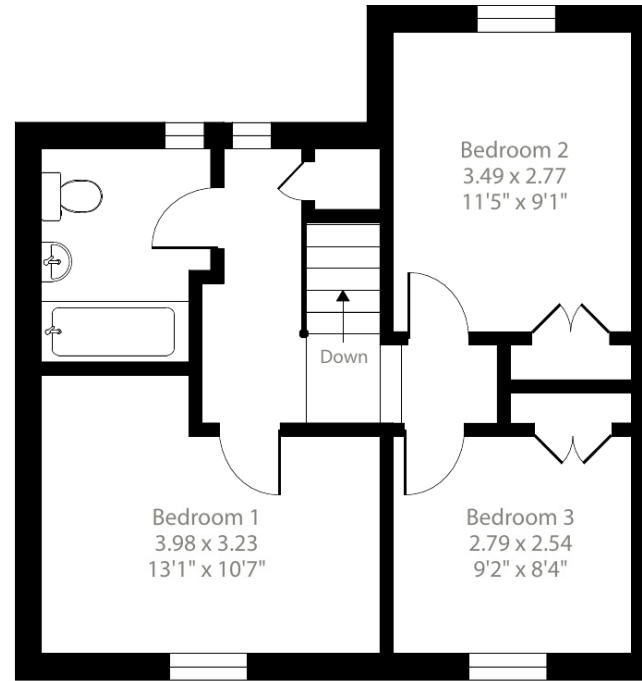
Yatesbury, Calne, SN11

Approximate Area = 958 sq ft / 89 sq m

For identification only - Not to scale



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil fired heating
- Council tax band: C
- Energy efficiency rating: D
- Council tax band: C
- Broadband and mobile coverage. Please refer to the Ofcom website

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1340462

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