



**DORMY COTTAGE
COLLINGBOURNE DUCIS**

Carter Jonas

DORMY COTTAGE, COLLINGBOURNE DUCIS, MARLBOROUGH, SN8 3DZ

A CHARMING AND DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED COTTAGE LOCATED IN THE POPULAR VILLAGE OF COLLINGBOURNE DUCIS.

AMENITIES

- Kitchen/breakfast room
- Sitting room
- Dining room
- Study/office
- Four bedrooms
- Two bathrooms (one ensuite)
- Delightful garden
- Double garage

SITUATION

Dormy Cottage is located in the popular Wiltshire village of Collingbourne Ducis and situated 9 miles south of the market town of Marlborough, on the northern edge of Salisbury Plain and southerly edge of the North Wessex Downs Area of Outstanding Natural Beauty. Collingbourne Ducis has many amenities including a shop with post office, a church, two public houses, and a popular primary school. A wealth of places of interest lie on the doorstep including excellent access to extensive and spectacular walks on the Downs, Vale of Pewsey and Salisbury Plain. There are excellent preparatory schools including Farleigh and St Francis in Pewsey within proximity. In addition, it is well placed for senior schools including Marlborough College and Dauntsey's. Trains are from Pewsey to Paddington (approx. 1hr) and Andover to Waterloo (approx. 1hr 15m).

DESCRIPTION

Dormy Cottage is a Grade II Listed and deceptively spacious four-bedroom semi-detached house of painted brick elevations under a thatched roof. At 1732 square feet, this characterful home is full of period charm and enjoys lovely proportions throughout.

The farmhouse style kitchen/breakfast room is fitted with a great selection of floor and wall mounted units and leads through to a separate dining room. The sitting room, located at the rear of the property, is centred around the large fireplace with wood burning stove and has double doors leading to the garden. There is a separate office located off the hallway, offering the perfect spot for those working from home. The utility room and downstairs shower room complete the ground floor accommodation.

Upstairs all the bedrooms are accessed off the generous landing. The largest bedroom enjoys lots of storage space and looks out over the garden. There are three further double bedrooms, one of which enjoys a well-appointed ensuite bathroom.

OUTSIDE

The house is approached via a driveway down from the main road, leading to the detached double garage and parking area where there is room for numerous cars. The property has a small lawned area of garden to the front and a path leading to the front door.



One of the standout features of this property is the stunning and large rear garden, which is beautifully landscaped offering fully stocked borders and an impressive array of mature trees, fruit trees and shrubs. The garden leads all the way down to The Bourne and is mainly laid to lawn, with the benefit of a terraced area located off the sitting room, perfectly set up for outdoor entertaining. Other features include a pond, greenhouse, summerhouse, and separate wooden garden shed offering excellent storage. The spacious detached double garage provides extra parking and superb additional storage space. The property sits in a plot totalling approximately 0.33 acres.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

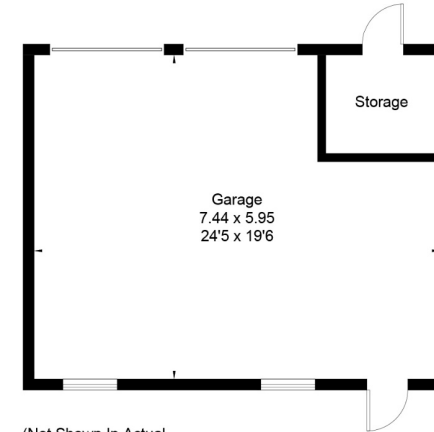
GUIDE PRICE: £535,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

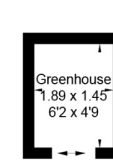
Classification LZ - Business Data



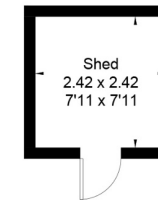
Collingbourne Ducis , Marlborough, SN8
 Approximate Area = 1732 sq ft / 160.9 sq m
 Outbuildings = 507 sq ft / 47.1 sq m
 Total = 2239 sq ft / 208.0 sq m (Excluding Shed)



(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)



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 #64989

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