



**OLD FORGE COTTAGE,
MILTON LILBOURNE**

Carter Jonas

OLD FORGE COTTAGE, MILTON LILBOURNE, SN9 5LQ

A BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED HOUSE IN THE EVER POPULAR VILLAGE OF MILTON LILBOURNE.

AMENITIES

- 4 reception rooms
- Detached House
- Kitchen/Breakfast room
- 4 Double Bedrooms
- Unlisted Period Property
- 24ft Family Room
- Garden

DESCRIPTION

That rarest of beasts; an unlisted, part thatched, detached period property in the desirable village of Milton Lilbourne offering generously proportioned, flexible living space.

There is an immediate sense of space and connection downstairs. The dining room with its attractive fireplace opens seamlessly to the garden facing family room - a striking room, some 24 foot in length, which overlooks and opens onto the main garden. The beamed snug with its original open fireplace offers a cosy retreat. At the heart of the home the well-appointed kitchen/breakfast room benefits from a newly installed Aga and easy sociable layout... Beyond the kitchen the study/workroom is a genuinely versatile space with its own separate outdoor access - ideal as a fifth bedroom, home office, hobby room or independent ground floor room. A useful utility room and downstairs cloakroom completes the ground floor.

Upstairs, the dual aspect principal bedroom has a glorious vaulted ceiling with exposed beams. Bedrooms two & three are linked and could be used as a bedroom with adjoining dressing room or perfect as nursery. Bedroom 4 is a small double, giving a total of 4 doubles upstairs.

All the bedrooms are served by a family bathroom with a roll top bath and separate shower cubicle.

SITUATION

The conservation village of Milton Lilbourne nestles in the Wiltshire Area of Outstanding Natural Beauty, with its beautiful scenery and extensive country walks (both in Pewsey Vale and on Martinsell Hill). The bustling town centre of Marlborough and its historic high street, with Marlborough College, Waitrose supermarket, boutique shops and cafés, lie within a 15 minute drive. Salisbury Plain is situated immediately to the south; to the east is Hungerford, with its antique shops and French Bistro. Fast access to London Paddington is via Pewsey mainline rail station just 2 miles away.



OUTSIDE

A sweeping gravel driveway provides off-street parking for several cars. The south westerly facing garden is slightly raised and mainly laid to lawn and enclosed by mature hedging. There is a large terrace area and space behind the 2 wooden workshops/garage for the oil tank and further outdoor storage as the garden extends.

OIEO: £600,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Milton Lilbourne, Pewsey, SN9

Approximate Area = 1869 sq ft / 173.6 sq m

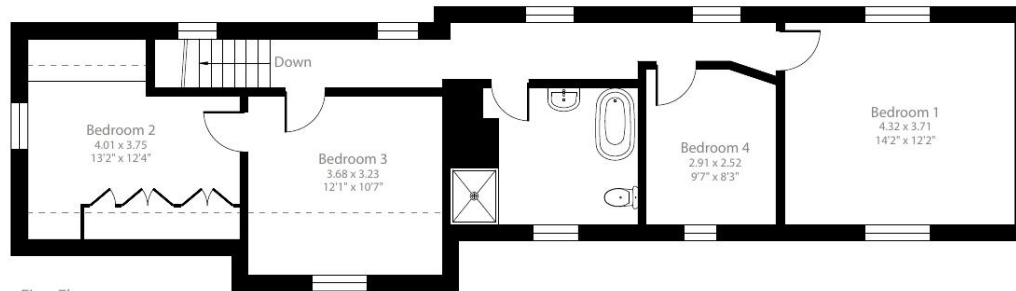
Limited Use Area(s) = 82 sq ft / 7.6 sq m

Outbuildings = 333 sq ft / 30.9 sq m

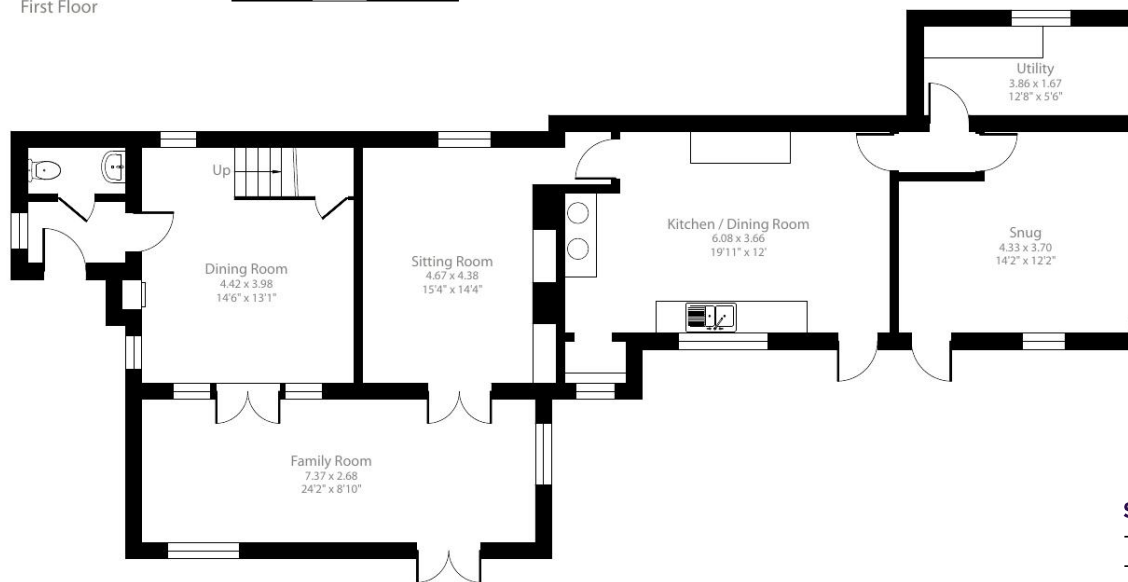
Total = 2284 sq ft / 212.1 sq m

For identification only - Not to scale

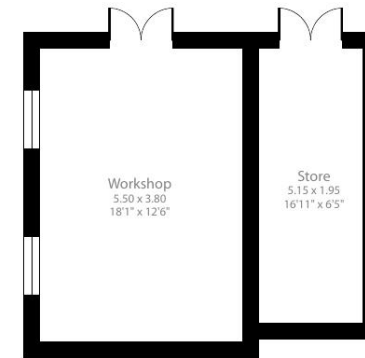
Denotes restricted
head height



First Floor



Ground Floor



Outbuilding 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2026. Produced for Carter Jonas. REF: 1418868

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: Main House - F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details.

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