



**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

- Detached house
- Four reception rooms
- Three to four bedrooms
- Kitchen/Breakfast room
- Off Street Parking
- Popular village location
- Outbuilding
- Garden
- None listed property

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 a 7 minute drive away.

DESCRIPTION

Old Forge Cottage is a part tiled, part thatched detached property set within the desirable village of Milton Lilbourne, offering generously proportioned, flexible living spaces with a blend of modern and character features such as the exposed beams.

There is a great sense of flow throughout the downstairs accommodation and this is really felt within the dining room which links seamlessly to the family room and formal sitting room with open fireplace, making these spaces ideal for family living, giving everyone their own spaces whilst also being connected. The eat-in kitchen/breakfast room is set around the Aga and has an adjoining snug which could be utilised as a playroom for families with smaller children. All the main reception spaces open out to the rear garden, making them wonderful spaces to enjoy in the summer months. A useful utility/boot room and cloakroom complete the downstairs accommodation.

Upstairs are four bedrooms, all of which overlook the garden. Bedrooms two and three are linked and therefore could be used as the principal bedroom, providing an excellent dressing room. All the bedrooms are served by the well-appointed family bathroom with freestanding roll-top bath.



OUTSIDE

A sweeping gravel drive 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, offering privacy whilst enjoying the sunshine or children to run around and play. Beyond the garden lies the garage and workshop, both useful spaces, but could be utilised as a home office or studio space.

GUIDE PRICE: £700,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Milton Lilbourne, Pewsey, SN9

Approximate Area = 1869 sq ft / 173.6 sq m

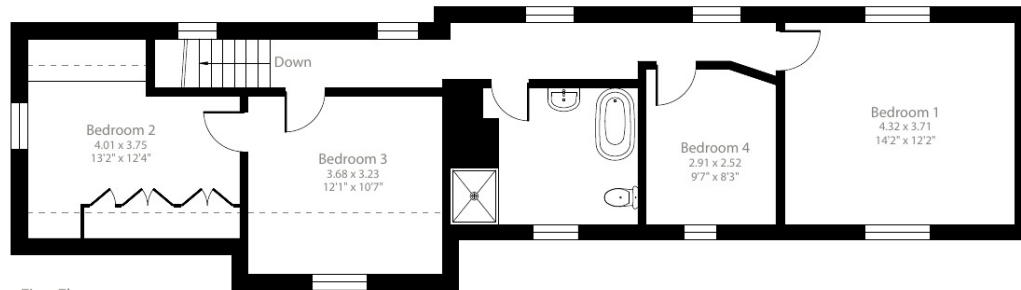
Limited Use Area(s) = 82 sq ft / 7.6 sq m

Outbuildings = 333 sq ft / 30.9 sq m

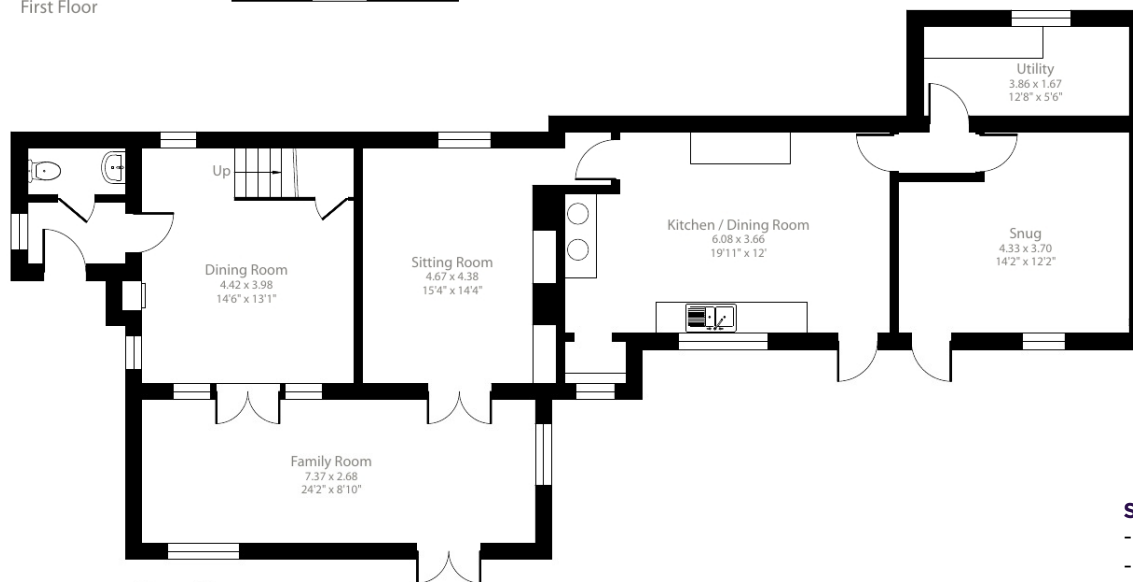
Total = 2284 sq ft / 212.1 sq m

For identification only - Not to scale

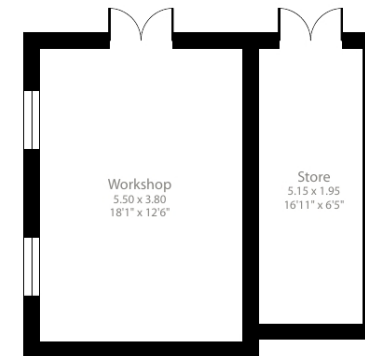
Denotes restricted
head height



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). © ntechcom 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.

IMPORTANT INFORMATION

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