



EAST KENNETT,
MARLBOROUGH

Carter Jonas

ROSE COTTAGE, EAST KENNETT, MARLBOROUGH, WILTSHIRE, SN8 4EY

KEY FEATURES

- o Detached period house
- o Sitting Room
- o Kitchen
- o Dining room
- o Bathroom
- o Three bedrooms
- o Cottage garden
- o Driveway parking
- o Popular village location

A CHARMING THREE BEDROOM DETACHED COTTAGE SITUATED IN THE PICTURESQUE VILLAGE OF EAST KENNETT, C5 MILES TO THE WEST OF MARLBOROUGH.



SITUATION

East Kennett lies approximately 5 miles west of the market town of Marlborough. A highly regarded and welcoming village, it enjoys a strong sense of community and is surrounded by the open rolling countryside of the Marlborough Downs, offering excellent opportunities for walking, cycling and riding directly from the doorstep.

The Long Barrows of East and West Kennett are located on the edge of the village, while the World Heritage Site of Avebury and nearby Silbury Hill are within easy reach. The popular market towns of Marlborough and Devizes provide an excellent range of day-to-day amenities, shops, restaurants and leisure facilities.

There is good local schooling in both the state and private sectors, including Preshute Church of England Primary School in Manton, St Mary's Primary School in Marlborough, Kennet Valley Church of England Academy in Lockeridge, St John's Academy in Marlborough, Marlborough College and St Francis School in Pewsey.

The area's principal commercial centres of Swindon, Salisbury and Newbury are all within easy travelling distance.

DESCRIPTION

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, making it equally suited to everyday family meals and entertaining. The dining room also benefits from access to a particularly useful boot room/utility, which provides excellent storage, a cloakroom and space for laundry. From here, the terrace and garden can be easily accessed, creating an ideal setting for outdoor dining and entertaining during the warmer months. Subject to any necessary consents, there may be scope to enhance the utility/boot room further through the removal of the internal planter beds.

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

Outside, the cottage is equally appealing. Mature planting and established shrubs frame the front elevation, enhancing the property's attractive kerb appeal. 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, creating a good degree of privacy and seclusion. 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.

A particular feature of the property is its immediate access to the surrounding countryside, with a network of footpaths and bridleways leading directly from the village to the Ridgeway, the White Horse Way and the wider Marlborough Downs.

SERVICES & MATERIAL INFORMATION

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

GUIDE PRICE £550,000 subject to contract



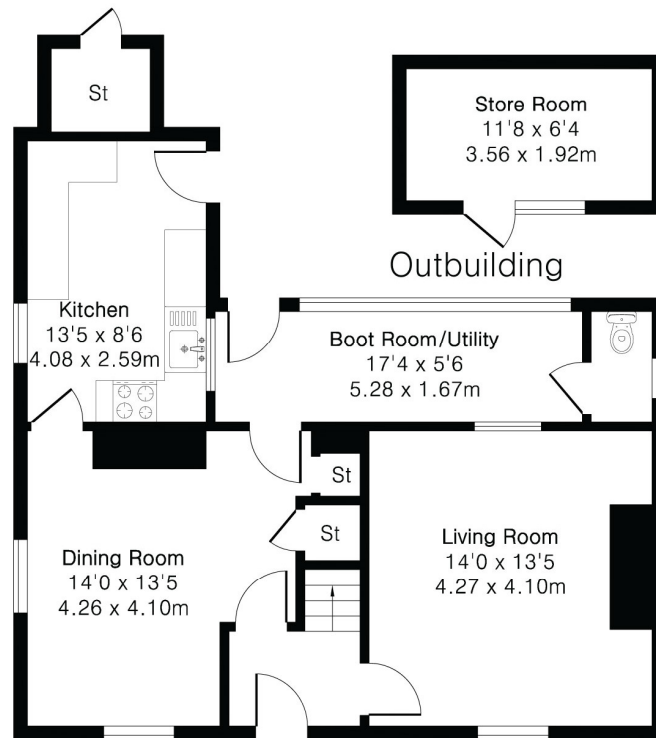


**Approximate Gross Internal Area 1125 sq ft - 105 sq m
(Excluding Outbuilding)**

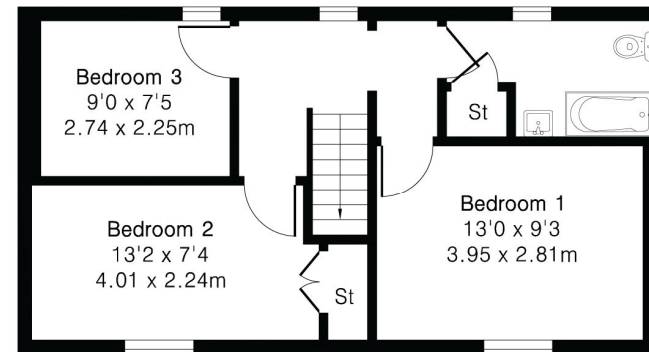
Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 450 sq ft – 42 sq m

Outbuilding Area 74 sq ft – 7 sq m



Ground Floor



First Floor

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.