



**LADYBIRD COTTAGE,
MARLBOROUGH**

Carter Jonas

LADYBIRD COTTAGE, WEST STOWELL, MARLBOROUGH, WILTSHIRE SN8 4JU

KEY FEATURES

- o Charming, detached period cottage
- o Four Double bedrooms and three reception rooms
- o Wealth of character features
- o Principal suite with dressing room and ensuite
- o Studio/annexe building with versatile accommodation
- o Detached garaging and further outbuildings
- o Mature gardens and grounds, with tennis court. c1.02acres in all
- o Outstanding rural setting with far-reaching views
- o Approximately 4,242 sq ft in total including outbuildings
- o Sought-after Pewsey Vale location

SITUATION

West Stowell is a highly regarded and exceptionally picturesque Wiltshire village, set amidst rolling countryside within the North Wessex Downs Area of Outstanding Natural Beauty. Designated as a conservation area, the village is characterised by its unspoilt rural charm, historic architecture and peaceful setting, offering an idyllic country lifestyle. West Stowell provides a sense of seclusion and tranquillity while remaining well connected. The nearby market town of Marlborough is approximately a ten-minute drive away and offers a superb range of independent shops, cafés, restaurants and boutique retailers. Pewsey, a large village with amenities and a train station with direct services to London Paddington, is less than 3 miles away. There are local village schools in Oare, Pewsey and Woodborough, plus St. Johns in Marlborough, with St. Francis Prep School, Marlborough College and Dauntsey's all nearby.

NESTLED IN A WONDERFULLY PRIVATE SETTING, LADYBIRD COTTAGE IS A BEAUTIFULLY PRESENTED PERIOD HOME OFFERING GENEROUS ACCOMMODATION, MATURE GARDENS, TENNIS COURT AND STUNNING VIEWS ACROSS THE WILTSHIRE COUNTRYSIDE.



DESCRIPTION

Ladybird Cottage is an exceptional Grade II listed family home occupying a delightful rural setting in the highly sought-after hamlet of West Stowell, surrounded by the glorious open countryside of the Pewsey Vale.

Believed to date from the 17th century, Ladybird Cottage is a characterful family home combining an abundance of original period features with practical modern living. Exposed timber beams, inglenook fireplaces and surprisingly generous ceiling heights create a warm and welcoming atmosphere throughout.

The accommodation in the main house extends to approximately 2,546 square feet and has been sympathetically renovated by the current owners. A welcoming entrance hall/boot room provides an attractive introduction to this well-presented home, leading through to a range of versatile and well-proportioned reception spaces. At the heart of the house is a superb farmhouse-style kitchen featuring a central island and exposed timbers, opening through to an impressive dining room ideal for entertaining.

A bright and comfortable sitting room enjoys good proportions and is complemented by a separate family room, creating flexible living accommodation to suit modern lifestyles. Practical additions include a utility room, cloakroom and useful study, making the layout equally well suited to home working and family life.

Heading upstairs, the principal bedroom suite enjoys breathtaking countryside views and features a dressing room together with an ensuite shower room with double sinks. A clever remodelling of the first floor, including the removal of a secondary staircase, has enhanced the layout to provide three well-proportioned bedrooms, complemented by a spacious family bathroom with a separate bath and shower.

OUTSIDE

The generous driveway creates an excellent sense of arrival and leads through to a large, gravelled area, providing ample parking for numerous vehicles.

The property is complemented by an excellent range of outbuildings extending to approximately 1,696 square feet, including a substantial studio/annexe building with kitchenette and shower room offering tremendous versatility for ancillary accommodation, creative workspace, playroom, gym or home office use, subject to any necessary consents. A detached garage complex provides further storage and parking.

Outside, Ladybird Cottage is set within attractive mature gardens, enclosed by established trees and hedging that provide a high degree of privacy and seclusion. The grounds enjoy far-reaching views across the surrounding countryside, creating a wonderful rural setting, while generous areas of lawn and seating space offer excellent opportunities for outdoor entertaining and relaxation. A particular feature of the property is the recently resurfaced tennis court, providing superb recreational facilities within the grounds. There is also an established orchard with apple, plum and pear trees.

Together, the gardens, studio and recreational facilities create a rare and highly appealing country house environment, perfectly complementing the character and setting of Ladybird Cottage. c1.02 acres in all.







SERVICES & MATERIAL INFORMATION

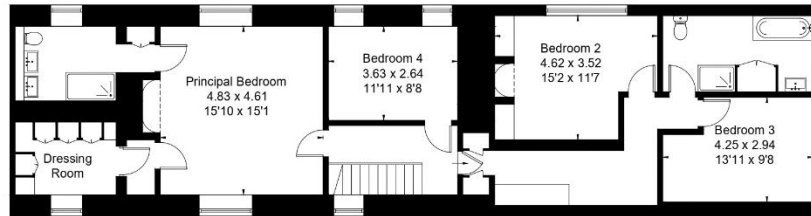
- Freehold
- Grade II Listed
- Private water, private drainage. Oil fired central heating.
- Council tax band: F (Wiltshire Council website for current cost)
- Energy efficiency rating: tbc
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

OFFERS OVER £1,250,000 subject to contract

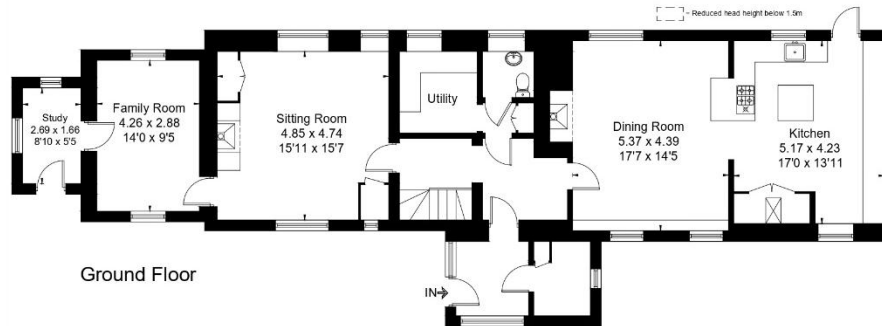
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



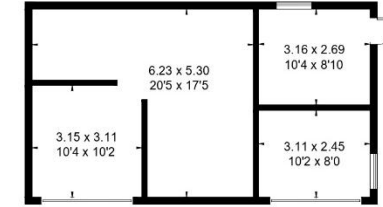
West Stowell Marlborough, SN8
 Approximate Area = 2546 sq ft / 236.5 sq m
 Outbuildings = 1696 sq ft / 157.6 sq m
 (Including Garage)
 Total = 4242 sq ft / 394.1 sq m



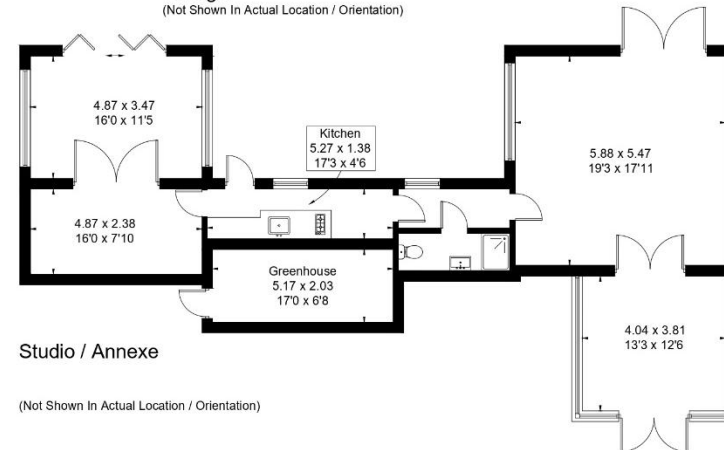
First Floor



Ground Floor



Garage
 (Not Shown In Actual Location / Orientation)



Studio / Annexe

(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 #114445

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Classification L2 - Business