





A charming and very light detached cottage towards the outskirts of a popular Wiltshire village. The property is in excellent condition.

Mallard Cottage consist of 4 double bedrooms, 1 family bathroom, 1 downstairs shower room, Kitchen, conservatory and 3 reception rooms.

The property also has off street parking, garage and a large rear garden.

Location:

Mallard Cottage is situated a short drive from the centre of Ramsbury which is a very popular village within the picturesque Kennet Valley and is close to both the market towns of Marlborough and Hungerford. The property is surrounded by beautiful rolling countryside, woodland and is in an Area of Outstanding Natural Beauty.

With the village of Ramsbury being within close proximity, the property has great access to the local amenities such as primary school, pubs/restaurant, shop, post office, surgery and sports clubs.

The property is within the St.Johns catchment which is an outstanding secondary school. There are also a number of other great schools such as Pinewood, Stepping Stones, Marlborough College, St Mary's Calne and Downe House.



Distances:

Hungerford 6 miles (London Paddington 60 minutes)

Great Bedwyn 5 miles (London Paddington 75 minutes)

Marlborough 6 miles - M4 J14 8 miles - Swindon 13 1/2 miles

(distances and times approximate)

Referencing fee to be paid by tenant £318 inc VAT

Deposit £3,300

#### DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed.

Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.



Viewing strictly through sole agents Kidson-Trigg 01793 781937





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Estate Agents, Chartered Surveyors & Auctioneers