





Open mornings Friday 25th May 10.30 - 12.00 and Saturday 2nd June 10.00 - 12.00. Please be mindful of traffic and neighbours as only a single track road accesses the properties.

A newly refurbished 3 bedroom detached house in a stunning edge of village location, single garage, off-street parking and a large rear lawn garden with far reaching rural views. Up to 15 acres of grassland available by separate negotiation, outstanding riding directly onto the bridleway network.

The property is accessed through a front door leading in to the front staircase hall, immediately ahead there is a sitting room which has large windows looking over the large rear garden, to the right there is an open plan double aspect kitchen/diner with patio doors opening out onto the rear garden, beyond this is a utility room with an external door and a downstairs WC.

First floor has 3 double bedrooms and a shower/bath room WC.

There is a single garage attached to the house. There is a large broadly square shaped lawn garden to the rear of the property, which benefits from far reaching rural views. Importantly the main gardens face South and Westerly meaning they maximise daytime and evening sun. There is off-street parking in front of the single garage. There is also a smaller lawn garden to the front of the property. The front of the house looks out over the permanent pasture opposite.

There is a up to 15 acres of grassland opposite the house available to purchase by separate negotiation. The area is considered to be outstanding for riding walking and cycling. The land in question has direct access onto the bridleway network, creating extensive opportunities for rural riding and walking etc.



2 Manor Cottage is 1 of 3 detached houses that have been recently refurbished in this stunning edge of village location.

Oil fired central heating

Main Electricity Water and Sewerage

Situated within the North Wessex Downs Area of Outstanding Natural Beauty, the village lies in a valley within the chalk, clay and flint landscape of the Lambourn Downs. The historic town of Avebury is 1 mile away, Wroughton which has a range of shops, supermarkets and local conveniences is just under 7 miles.

Distances and Times (approximate)

Marlborough 15 minutes

Swindon Station (mainline to London Paddington) 20 minutes

J16 M4 15 minutes

NB In accordance with Section 21 of the Estate Agent Act 1979, we declare that a Director of Kidson-Trigg has a personal interest in the land offered in addition to the sale of this property. The directors of Kidson-Trigg are related to the seller of this house.

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

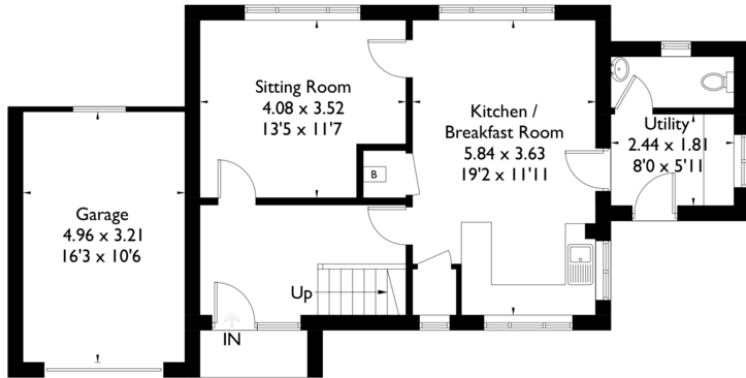


2 Manor Farm Cottages, Winterbourne Monkton, Swindon, SN4 9NW

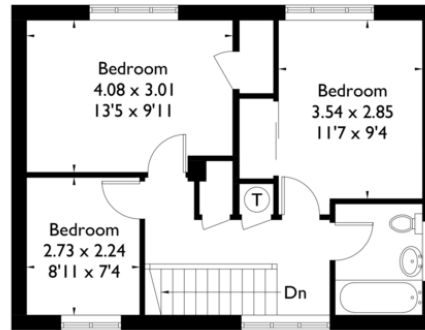
Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft

Garage = 15.9 sq m / 171 sq ft

Total = 116.3 sq m / 1252 sq ft



Ground Floor



First Floor



- Newly refurbished!
- 3 bedrooms
- Edge of village
- Rural Views
- Large lawn gardens
- Up to circa 15 acres available by separate negotiation
- Outstanding riding directly on to the bridleway network
- Scope to extend
- Single Garage
- Off-Street parking

FLOORPLANZ © 2018 0203 9056099 Ref: 209197

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.