





A beautifully finished, immaculate 2 bedroom cottage with professionally designed gardens and off-road parking. The current owner has extensively renovated and extended the house.

Located in the popular village of East Garston and set in an Area of Outstanding Natural Beauty, Rose Cottage is an archetypal brick and flint home. The house has been extensively renovated and finished to a high standard, including a single storey kitchen extension.

Access to the house is through the front door which leads into a useful porch and then into a large L-shaped open plan dining/kitchen and living room which benefits from an abundance of natural light. There are hardwood floors laid throughout the ground floor. The kitchen has an electric Aga, island unit, ample fitted units, integral dishwasher and washing machine there are bi-folding doors spanning the entire width of the room leading out to the terraced area and garden.

Adjacent to the kitchen is a good sized pantry. There is a seating/living area adjacent to the kitchen. This large L shaped room provides excellent space for entertaining and living.

There is a separate sitting room which lies to the left of the dining room and has hard wood floors and an open fire. Upstairs there are two double bedrooms and a large family bathroom with a roll top bath. Bedroom 2 has an en-suite shower room.

There is double glazing fitted throughout the house.

Outside there is an off-street parking space to the side of the house. There is a terraced/entertaining area immediately adjacent to the kitchen. Behind this is a gently sloping south facing garden which has been professionally landscaped and planted. There is a garden shed located at the far end of the garden. There is also side access to the



garden.

East Garston is a sought after and premium village located in the Lambourn Valley and set in an area of Outstanding Natural Beauty. There is a popular and well acclaimed gastro pub and hotel in the village - The Queens Arms Hotel.

Lambourn is just under 3 miles away and has a wide range of shops including, Co-Op, Post Office, Butchers, Doctors surgery, Dentist, Vets, Barbers, Hairdressers, various eateries.

There is a wealth of cycling, riding and walking opportunities in the area, whilst being conveniently located with good access to both Junction 14 and Junction 15 of the M4. There are a good selection of places to eat out in the vicinity.

The Market town of Hungerford has extensive shopping and a larger Tesco store. The market town of Marlborough has a Tesco and a Waitrose and extensive shopping. Newbury is just 12 miles away and has Waitrose as well as other national retailers.

Distances:

- Junction 14 of the M4 - 3.1 miles,
- Hungerford Mainline Station - 7.3 miles
- Didcot Mainline Station - 20 miles
- Newbury Mainline Station - 12 miles
- Marlborough - 16 miles

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





Extensively renovated

Interior design Décor

Professionally landscaped South facing garden

Open plan kitchen, dining and living room

Bi-folding doors leading to the terrace and garden

Separate sitting with open fire

Electric Aga

Off-Street Parking

Junction 14 M4 – 3.2 miles

Acclaimed Gastro Pub and Hotel in the Village

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.