





A pretty 3 bedroom detached cottage, with a private gravel drive, good size mainly lawn front and rear gardens, detached single garage and two stables with electricity (for storage or other uses).

There are approximately 2 acres behind the stables which could be made available by the landlord by separate negotiation.

Manor Farm Cottage sits within the sought after village of Berwick Bassett. The house is approached by a private gravel drive with parking to the side of the house. The rear door leads into a boot/coat room which leads on to the utility room which sits adjacent to the ground floor WC. Through the utility room is the kitchen which has ample room for a good size kitchen table. Through the kitchen are two further reception rooms and a conservatory.

Upstairs there are three double bedrooms and a family bathroom.

There are good sized mainly lawn gardens to the front and rear of the house.

There is a single garage and two further stables currently used as additional storage and utility space. Both the garage and the stables are in very good order clean and dry. Behind these is a further vegetable patch.

There are approximately 2 acres behind the stables which could be made available by the landlord by separate negotiation.

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 approx 1 mile away, Wroughton which has a range of shops, supermarkets and local conveniences and also the private Ridgeway Hospital is just under 7 miles.

The growing town of Swindon has a full range of amenities including shops, bars, restaurants, sports facilities and The Great Western Hospital and is just a couple of miles further.

Marlborough is a thriving market town with an extensive range of boutique shops, restaurants and bars and is approx. 9 miles away and Swindon's Train Station with mainline links to London Paddington is only approx. 10 miles away and J16 of the M4 an easy 15 min drive, both of which make this an ideal spot for commuters.

Importantly this property is in the catchment area for St John's Academy with the highly regarded Marlborough College, Pinewood, St Mary's, Calne and Dauntsey's nearby.

#### 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**



- 3 bedrooms & Equestrian potential 2 acres
- Pretty Detached Cottage
- Front and rear gardens
- Private gravel drive
- Single Garage
- 2 stables with electricity (storage or other uses)
- Archetypal and sought after village
- St Johns Academy Catchment Area
- Spacious ground floor
- Conservatory