



**CASTLE COTTAGE,  
LOCKERIDGE**

**Carter Jonas**

# CASTLE COTTAGE, LOCKERIDGE, MARLBOROUGH, WILTSHIRE, SN8 4EL

**A CHARMING THREE BEDROOM GRADE II LISTED COTTAGE LOCATED IN THE POPULAR VILLAGE OF LOCKERIDGE WITH A DOUBLE GARAGE (WITH STUDIO ABOVE), STUNNING GARDEN AND Paddock. IN TOTAL APPROX 2.57 ACRES.**

## KEY FEATURES

- Three bedrooms
- Kitchen / breakfast room
- Dining room
- Sitting room
- Driveway parking
- Double garage with studio above
- Beautiful garden
- c2 acre paddock / wildflower meadow
- c2.57 acres in total
- Peaceful, village location
- Lovely views



## SITUATION

Castle Cottage is situated on the edge of the desirable village of Lockeridge. The area is designated as being of 'Outstanding Natural Beauty' and the centre of the village is a conservation area predominately period houses and some individual modern. A short walk from the house is the popular village pub, The Who'd A Thought It, and the village school. A wide range of facilities and further outstanding schools are available in the nearby market town of Marlborough. The property is approximately 11 miles to the south of Junction 15 of the M4 motorway. There are train stations at Swindon, Great Bedwyn and Pewsey taking approximately 1 hour to connect to London Paddington. The river Kennet flows through the village, which is in close proximity to Westwoods and the Marlborough Downs for walking and leisure pursuits.

## DESCRIPTION

Castle Cottage is a charming Grade II Listed three-bedroom detached property of colourwashed sarsen elevations under a thatched roof and relieved by a range of period windows, most of which are double glazed. The present owners are selling after 28 years stewardship of this unique house, dating back to the 15th century, having lovingly restored the integrity of the house during this time.

You enter from the side of the property and are welcomed into the large kitchen / breakfast room. There are a range of floor and wall mounted units, tiled floor and a newly installed Smeg range cooker. The utility room and downstairs cloakroom are located off the kitchen.

The dual aspect dining area offers another great entertaining space and is conveniently located between the kitchen and sitting room.

The house has been maintained to exacting standards and boasts a huge amount of charm and character throughout. The sitting room is of generous proportions, yet it retains a cosy feel and looks out over the garden from all four sides. Many of the original features have been retained such as the Inglenook fireplace with bread oven and exposed timber beams.

The main bedroom suite features lovely, exposed beams, a range of built in cupboards and an ensuite shower room. There are two further bedrooms which are served by the well-appointed Jack and Jill family bathroom.





*A showcase garden complete with flower garden, arboretum and vegetable garden*



*c2 acre Wildflower Meadow or Paddock for horse lovers.*



*Garage / Workshop - for all carpentry and engineering hobbies e.g. classic cars/motorbikes etc.*



## **OUTSIDE**

The cottage is approached by a gravel driveway which offers parking for numerous cars. There is a double garage offering extra parking or storage. Above the garage is a particularly useful studio, which was originally designed as a home office with its own BT Landline. It is ideal for those working from home and could, subject to obtaining the necessary permissions, be converted into additional sleeping accommodation.

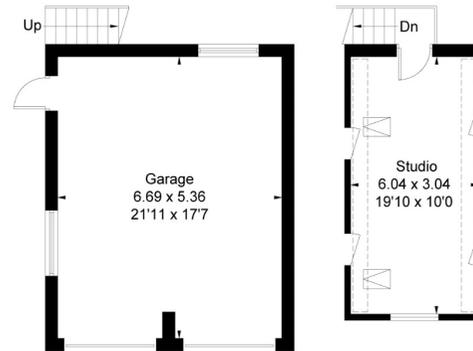
A key feature of this property is the beautifully maintained and well stocked garden, which surrounds the house. The owners have taken great care in creating and maintaining this impressive garden and there are a wonderful array of plants, shrubs and trees to enjoy. The garden is enclosed by a dry-stone wall to the front and hedging/close board fencing to side and rear. There are views from three sides of the property including the stunning outlook towards the Marlborough Downs. Of particular note is the c2 acre wildflower meadow to the rear of the property. Adjacent to the property is a private track leading from the road to the meadow. Ownership of the property includes the track's Right of Way status. Approx 2.57 acres in total.

*Studio Applications - Arts & Crafts Studio, Home Office, Hobbies Room, Spare Room*





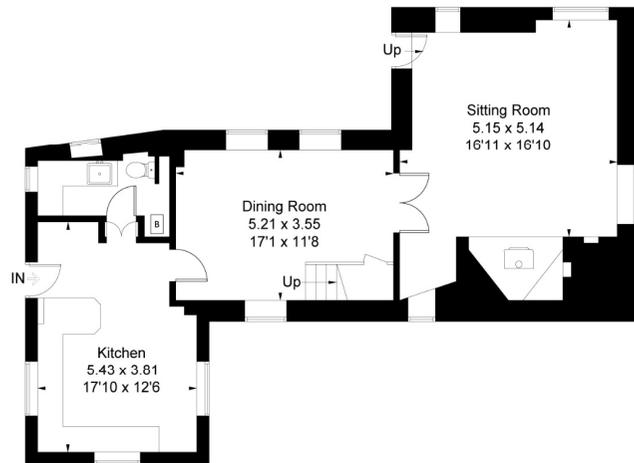
Approximate Floor Area = 156.2 sq m / 1681 sq ft  
Outbuilding = 54.4 sq m / 586 sq ft  
Total = 210.6 sq m / 2267 sq ft



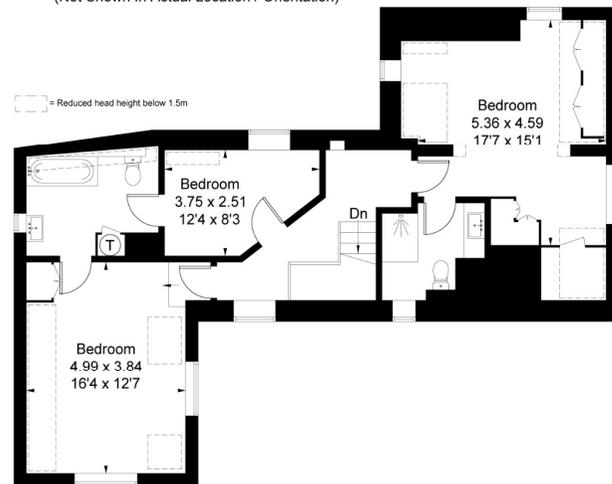
Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

**TENURE** Freehold

**EPC BAND** Band D.

**GUIDE PRICE** Offers over £1,000,000

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



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 61771

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data