



WOOTTON RIVERS,
MARLBOROUGH

Carter Jonas

35-36 CUCKOO'S KNOB, WOOTTON RIVERS, MARLBOROUGH, WILTSHIRE, SN8 4NR

KEY FEATURES

- Tucked away at the edge of this popular village
- Period property
- Spacious accommodation
- 4 bedrooms
- 3 bathrooms
- Beautiful well-established garden
- Parking
- Catchment for St. Johns Academy
- No onward chain



SITUATION

Cuckoo's Knob is situated on the outskirts of Wootton Rivers. Just a few miles from the lovely market town of Marlborough and village of Pewsey, Wootton Rivers is a beautiful and unspoilt village tucked away in a wonderful setting amidst the gently rolling hills and open farmland of the Vale of Pewsey. Dating back many hundreds of years, the village exhibits many of the best architectural features of this area, with flint and thatch very much prevalent. It feels a world away from the hustle and bustle of modern life, yet it offers the best of both worlds - secluded and peaceful while being quickly accessible to excellent schools, a wide range of shops, and commuting via road and rail. The Kennet and Avon canal runs through the village and there is a popular village pub, The Royal Oak, village hall, ancient church and there are few settings in this area more lovely.

The vibrant market town of Marlborough lies c6 miles to the north and Pewsey, with mainline train services to London Paddington, c3 miles to the south-west.

DESCRIPTION

35-36 Cuckoo's Knob is believed to date from the 19th Century and was extensively renovated and extended in the mid-2000s, enjoying a delightful, peaceful location on the edge of the village of Wootton Rivers. With good ceiling heights and an abundance of natural light it offers a lovely home, beautifully presented throughout with spacious accommodation arranged over two floors.

The sitting room is a delight. Centred around the fireplace with wood burning stove, it is spacious yet retains a cosy feel and is flooded with natural light and double doors lead out to the garden beyond.

The kitchen/breakfast room is fitted with a range of units including a central island and double doors opening out onto the paved terrace. The formal dining room is positioned in the middle of the property and is an excellent space for hosting families/friends and larger parties. This room is an incredibly flexible space and could double up as a games room or family/playroom.

Adjoining the kitchen is the useful utility/boot room with direct access to the garden and the modern full height and fully tanked cellar is accessed off the kitchen offering very useful additional storage space. The downstairs cloakroom completes the ground floor accommodation.

Upstairs, the landing leads off to all four bedrooms with incredible vaulted ceilings running throughout this floor. The expansive principal bedroom enjoys grand proportions with the added benefit of an ensuite shower room and separate walk-in wardrobe. The main guest room is located at the far end of the house and also boasts ensuite facilities. Every bedroom enjoys direct views over the garden with the two remaining double bedrooms being served by the well-appointed family shower room.

OUTSIDE

The property is approached via a 5-bar gate to a gravel drive which provides ample parking for several cars. There is a large timber outbuilding which provides scope for garaging or ancillary accommodation, subject to obtaining the necessary planning permissions.

The gardens and grounds are a particular feature of this charming property, with a level south facing lawn and well stocked beds with a wide array of perennials, shrubs and fruit trees. The beautifully kept garden provides a lovely entrance to the house with a large, paved terrace, accessed off the kitchen/dining room, the ideal spot for alfresco dining.

SERVICES & MATERIAL INFORMATION

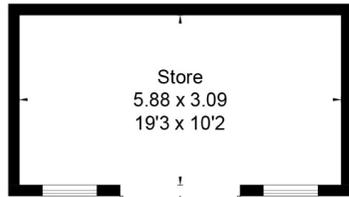
- Freehold
- Mains water, mains drainage. oil fired central heating.
- Council tax band: F
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,000,000 subject to contract

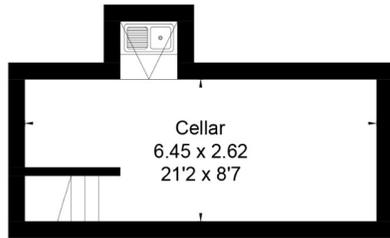




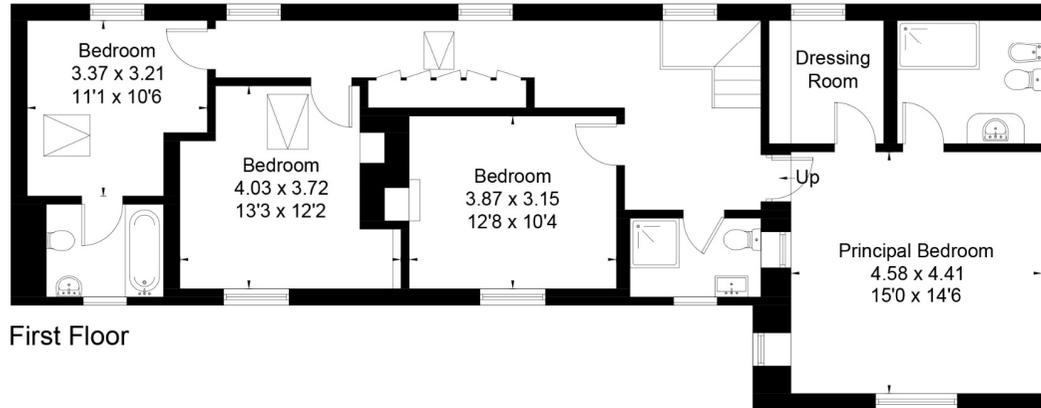
35-36 Cuckoos Knob, Wootton Rivers Marlborough, SN8 4NR
 Approximate Area = 2225 sq ft / 206.7 sq m
 Cellar = 193 sq ft / 17.9 sq m
 Store = 197 sq ft / 18.3 sq m
 Total = 2615 sq ft / 242.9 sq m



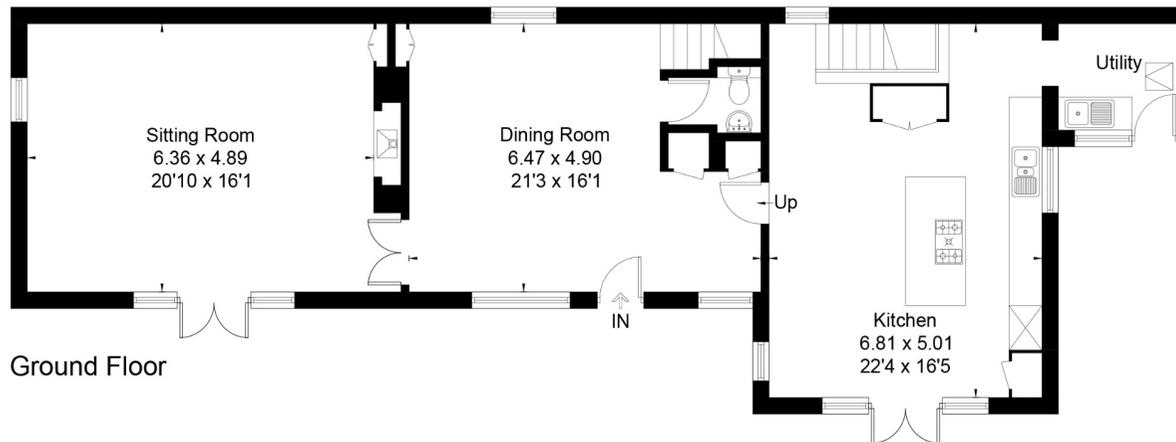
(Not Shown In Actual Location / Orientation)



Cellar



First Floor



Ground Floor



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 #76302

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Classification L2 - Business Data