



EAST GRAFTON,  
MARLBOROUGH

Carter Jonas



# **TILIA COTTAGE, 255 EAST GRAFTON, MARLBOROUGH, WILTSHIRE, SN8 3DB**

**AN IMPRESSIVE FOUR BEDROOM DETACHED COTTAGE LOCATED IN A PRIME SPOT  
IN THE VILLAGE, OVERLOOKING THE GREEN.**

## **KEY FEATURES**

- Overlooking village green
- Detached, character property
- Snug
- Spacious Sitting / Dining / Family room
- Kitchen/Breakfast Room
- Garden room
- Downstairs cloakroom
- Principal bedroom with ensuite bathroom
- 3 further bedrooms
- Family bathroom
- Double garage
- Glorious garden



## **SITUATION**

Tilia Cottage is situated in the popular village of East Grafton, a small, picturesque village set around a pretty green in an Area of Outstanding Natural Beauty with an active community. The village lies to the south of the historic Savernake Forest and comprises a large village green, a church, village hall and direct access to the surrounding countryside. East Grafton is in the catchment area of the highly regarded St John's Marlborough (secondary) and Great Bedwyn School (primary), and the popular Sunflowers pre-school is located in the village. Comprehensive facilities are in both Marlborough and Hungerford 7 and 8 miles respectively. The neighbouring village of Burbage offers a doctor's surgery and a garage with a well-stocked shop and post office. Great Bedwyn with more extensive village facilities including a shop, station (Paddington in just over an hour), doctors' surgery and a number of sporting clubs is about 4 miles away. Within easy reach are the larger commercial centres of Newbury, Swindon and Salisbury and junction 14 of the M4 is 10 miles away.



## DESCRIPTION

Enviably located overlooking the village green, Tilia Cottage is a delightful four bedroom detached Grade II listed thatched cottage. Over the years the property has been sympathetically extended and modernised to create a comfortable family home and at over 3000 square feet (inc. garage), the property enjoys impressive proportions throughout.

On the ground floor there is cosy snug/sitting room and a spacious main sitting room with dining area at one end featuring many exposed beams. Despite its grand proportions and open plan layout, the sitting room has a great feel to it and enjoys clearly defined spaces. The garden room offers an additional reception space and also assists in giving a great flow to the ground floor accommodation.

The farmhouse style kitchen is located at the rear of the property and has direct access to the beautiful garden. The kitchen is fitted with a good range of built in units and appliances, a cream-coloured AGA and ample space for a kitchen table. The downstairs cloakroom is accessed off the main hall.

The first floor is accessed via two separate staircases, with one light and airy landing providing access to all bedrooms. The principal bedroom is dual aspect, overlooks the green and has an ensuite shower room, with the main guest bedroom benefitting from a wash hand basin and built in wardrobes. There are two further bedrooms (one double and one single) and a large, beautifully appointed family bathroom, with separate bath and shower.

## OUTSIDE

The property is approached via a shared driveway which is owned by Tilia Cottage, and leads up to a large, gravelled parking area. There is also a double garage offering additional parking and/or handy storage space.

The gardens are a particular feature of this stunning property. An extensive paved terrace off both the garden room and kitchen provide an ideal spot to enjoy the views over the garden. The garden is enclosed by a combination of fencing and mature hedgerows with a good level of privacy and tranquillity. Colourful shaped borders filled with a plethora of shrubs and perennials, a small orchard, vegetable garden enclosed by a picket fence and neat lawns provide much variety to this wonderful English cottage garden. There is a large greenhouse and wooden shed, offering more garden storage.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: Exempt / Listed
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £1,150,000 subject to contract

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

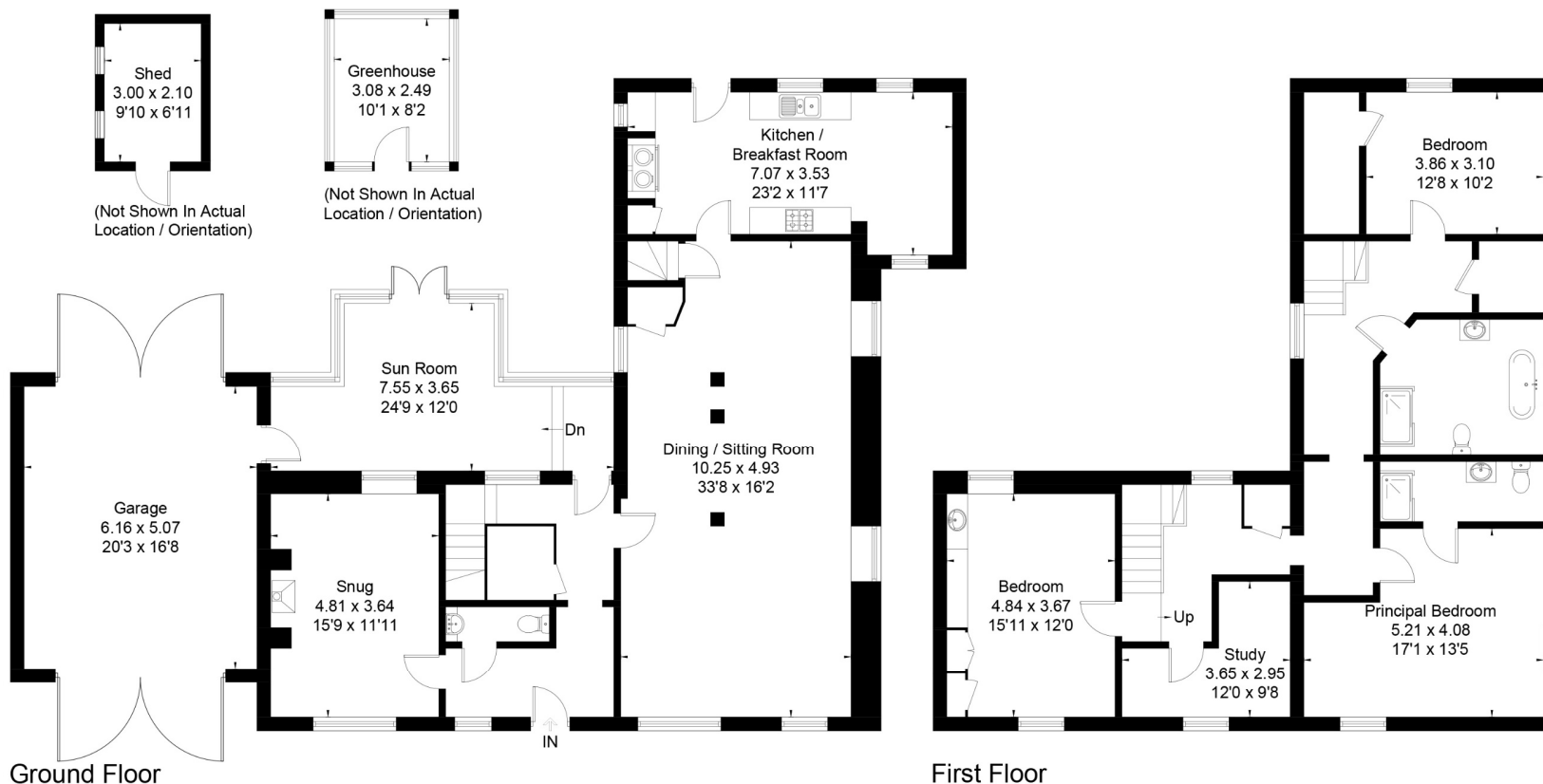








East Grafton Marlborough, SN8  
 Approximate Gross Internal Area = 2636 sq ft / 244.9 sq m  
 Garage = 343 sq ft / 31.9 sq m  
 Outbuilding = 83 sq ft / 7.7 sq m (Excluding Shed)  
 Total = 3062 sq ft / 284.5 sq m



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 #91833

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Classification L2 - Business Data