



Sunnyside, Lockeridge
Marlborough, Wiltshire, SN8

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming period semi detached cottage with pretty garden

Hamptons International

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Entrance Porch | Sitting/Dining room | Kitchen | Two Double Bedrooms | Bathroom | Ensuite Shower room | Enclosed Garden with Garden Shed | Much Style & Character | Village Location

Guide Price £300,000 Freehold

Description

A charming period semi detached two bedroom cottage presented with much style and flair with attractive enclosed garden and set within this popular village. The cottage has been refurbished by the present owner with much care to preserve and enhance the character of the cottage. There is a useful entrance porch leading into a stunning sitting room with fabulous period feature fireplace, the room splits naturally into the dining area with a step up into the kitchen breakfast room. This is a lovely light room with a good range of cupboards, fitted with electric oven and hob, with a terracotta tiled floor and door to the garden. The master bedroom is on the first floor and features an exposed chimney breast with pretty period feature fireplace and has an ensuite shower room. There is an excellent family bathroom and a second double bedroom on the second floor. In all, this is an extremely pretty cottage, ideal for owner occupier or as an investment property.

Outside

To the front of the property there is a small garden and covered well with the main garden lying to the rear. It is fully enclosed and predominantly laid to lawn with seating area immediately adjoining the house. There is a garden shed and oil tank at the end of the garden.

Location

The village of Lockeridge is situated approximately 3 miles to the west of Marlborough which offers a good range of services and amenities. Village amenities include

a village primary school and public house The Who'd a Thought It. There is a mainline railway station at Pewsey (about 6 miles) providing fast access to London Paddington in approximately 1 hour and approximately 15 miles to the east lies the M4. The countryside surrounding Lockeridge is designated as An Area of Outstanding Natural Beauty and there are many footpaths and bridleways around the village and the West Woods of Savernake Forest are close by.

Additional Information

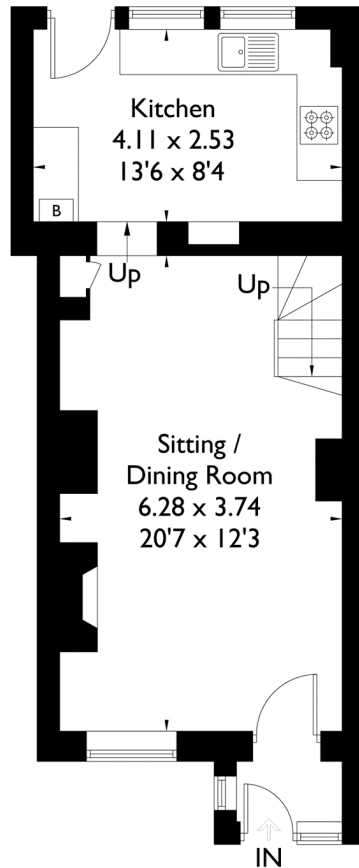
Services: Mains water, electricity and drainage are connected. Oil fired central heating.



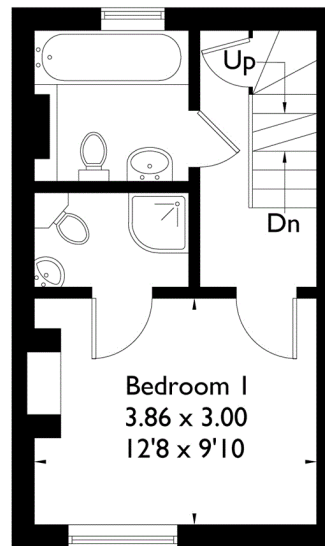
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		105
(92-1) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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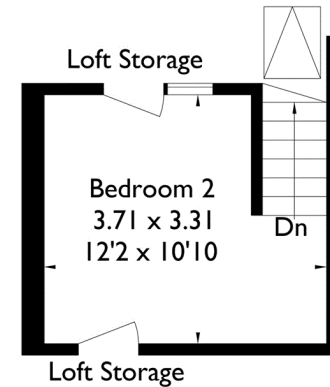
Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173559

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

