



HOLLOW LANE COTTAGE, WILTON,
MARLBOROUGH, WILTSHIRE

Carter Jonas

HOLLOW LANE COTTAGE, HOLLOW LANE, WILTON, MARLBOROUGH, SN8 3SR

KEY FEATURES

- Triple aspect Sitting Room with fireplace
- Triple aspect Sitting/Dining Room with wood burning stove
- Kitchen/Breakfast Room
- Utility Room
- Four Double Bedrooms
- Family Bathroom, Ensuite Bathroom, Bedroom with bath, Two Bedrooms with wash hand basins and a separate toilet
- South-facing mature garden
- Two Outbuildings built to residential standard, one used a garage with storage loft, one as a gym
- Shepherds Hut
- Flexible Living Accommodation

SITUATION

Hollow Lane Cottage is situated in the popular village of Wilton, in the North Downs Area of Outstanding Natural Beauty, surrounded by wonderful countryside offering fantastic walking, riding, cycling and other country pursuits. The village is positioned on the edge of the Savernake Forest and the Kennet and Avon Canal and offers a vibrant village community with the popular local public house, The Swan. The neighbouring village of Great Bedwyn provides a range of local facilities including a village shop, post office, primary school, doctors' surgery, hairdressers, tennis club and pub. There is also the mainline train station with free parking offering direct trains to London Paddington (about 58 minutes). Trains to Paddington also run from Hungerford and Pewsey (both 7 miles) and Newbury (16 miles), whilst London Waterloo can be accessed from Andover (13 miles, about 63 minutes). There is also easy access to the M4. The nearby towns of Marlborough and Hungerford are within easy reach, and both provide an excellent range of retail and other facilities. A wide range of schooling options are available in the area including St Francis Pewsey, Great Bedwyn Primary School, St Katherine's Primary School, Farleigh, Pinewood, St John's Marlborough, Marlborough College and Dauntsey's.

A WELL-PRESENTED GRADE II LISTED DETACHED COTTAGE SET IN THE HEART OF THE DESIRABLE VILLAGE OF WILTON.



DESCRIPTION

Hollow Lane Cottage is a Grade II Listed detached period property set within the heart of the popular village of Wilton. The property has been extended by the current owners, and offers the perfect blend between period charm and modern day living.

There are generous reception areas including the triple aspect Sitting Room with exposed beams and central Inglenook fireplace. The spacious Sitting/Dining room which is also triple aspect, with another stunning Inglenook fireplace and wood burning stove.

Accessed via a glass and timber walkway with large storage cupboard is the fantastic Kitchen/Breakfast room, which enjoys bi-fold glass doors opening to the south facing garden. This room is the real heart of the home and is the ideal space for family time or informal entertaining. There is also a large pantry cupboard.

Adjoining this room is the well-fitted Utility Room and above is a generously portioned Ensuite Double Bedroom with built-in storage. This would make a lovely principal bedroom but could also be utilised for older children/relatives or guests as it is accessed via a different staircase and distinct from the remaining bedrooms.

Completing the downstairs accommodation is the Family Bathroom.

Upstairs, in the older part of the property, is another Double Bedroom with a raised roll-top bath and wash hand basin. On this floor is also another Double Bedroom with hand wash basin. There is also a separate toilet. The landing is of a good size and has space for desk to create a home office.

To the top floor is the fourth Double Bedroom.

Within the grounds of the property is a delightful Shepherds Hut which has been fitted with CAT 5 cabling, a heater which could be replaced with a wood burning stove and electrical sockets, making it a flexible and handy additional space. It is currently utilised as a home office but would also make a wonderful studio space or extra accommodation for guests. The Hut is movable and therefore can be located to wherever suits.





OUTSIDE

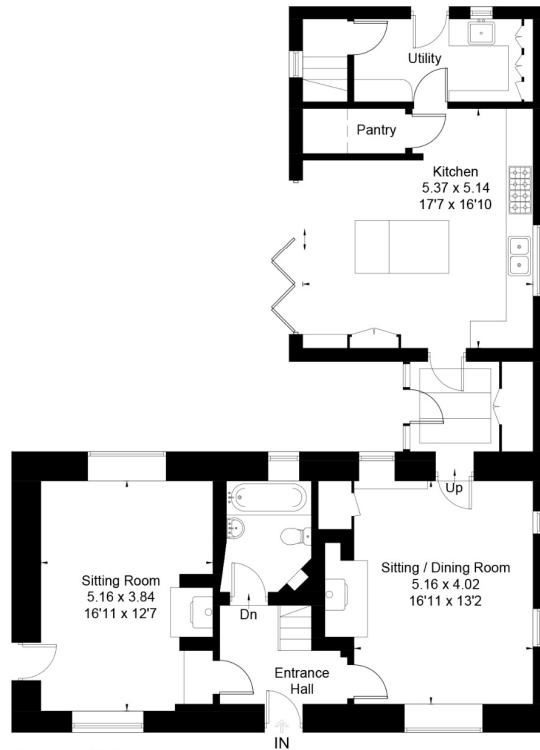
The beautiful south-facing rear garden is mainly laid to lawn with mature shrub, flower and hedge borders, and offers a private and secluded feel. It is the ideal family garden being both child and pet safe. There is a south-facing patio area adjacent to the Sitting Room that makes for an ideal space for outdoor entertaining, in addition to the wrap around patio area accessed from the Kitchen/Breakfast room. There are two useful garden sheds providing storage. A gravel driveway and space next to the two outbuildings provides parking for up to five vehicles. The driveway, originally part of the garden, also provides access to the two outbuildings, one of which currently houses a (removable) car ramp and offers a useful loft storage area. The other outbuilding is currently used as a home gym but could be used as garage. Both outbuildings have been built to a residential standard and could easily be converted into guest/rental accommodation or used as home offices.

GENERAL

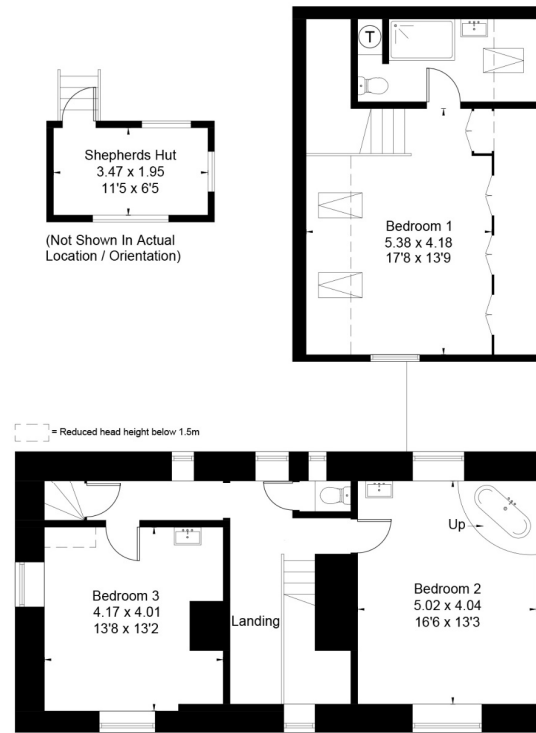
Local Authority: Wiltshire Council. Services: Mains electricity, water and drainage. Oil-fired central heating. LPG gas for hob. High-speed broadband. EPC Band: Band E. Council Tax: Band F Tenure: Freehold.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office. Directions: what3words ///bubbles.lyricist.moped

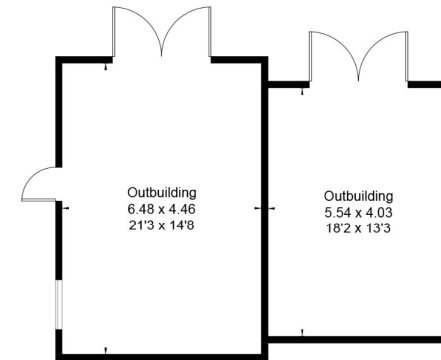




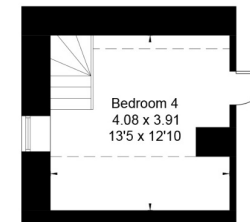
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



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Classification L2 - Business Data

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	