



**Garden Cottage, Durley,
Marlborough, Wiltshire SN8 3AZ**

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A detached cottage in need of updating set in a large garden of approx. 0.65 acres at the edge of the Forest.

Location

The nearby market towns of Marlborough 4 miles to the north west and Hungerford 7 miles to the east offer a wide selection of shops and leisure facilities. Durley is a pretty rural hamlet set at the edge of the park land to Tottenham House, in an Area of Outstanding Natural Beauty. There is a village shop, Post Office & bakery, doctor's surgery, garage and pub in Great Bedwyn, approximately 2 miles away or in Burbage to the west.

Trains to London (Paddington) are available from Great Bedwyn (Paddington 75 mins). Hungerford or Newbury and the M4 is 10 miles away at junction 14 with the A303 16 miles to the south.

There are a number of good schools in the area, both state and independent, including the well-regarded village schools of St Katharine's and

Bedwyn C of E primary schools, St Francis, Pinewood, St Mary's Calne, Marlborough College and St Johns to name but a few.

The house is set in the small rural hamlet of Durley, bordered by fields, on the edge of the Savernake Forest, which is one of the oldest and most beautiful forests in Britain.

Description

This picturesque, detached house is of brick elevations with some Crittal windows, under a mansard tile hung roof. The accommodation is arranged over two storeys, offers good ceiling heights and a number of period features such as open fireplaces. Work would be required throughout. Subject to the usual consents there is considerable opportunity to substantially extend the house given the size of the gardens.

Entrance Hall, Reception Room, Sitting Room, Dining Room, Kitchen, rear Hall/Utility and wc on the ground floor. On the first floor there are two Double Bedrooms and a Family Bathroom.

Outside

There is a gravelled parking area to the front of the cottage. The gardens which surround the house, are bordered by some post and rail fencing, adjoining open farm and park land. There are several fine mature trees and stunning views. The gardens extend to about 0.65 acres.

Tenure

Freehold

Services

Mains water and electricity. Private drainage. Oil fired heating.

EPC
F24

Council Tax
Band E

Local Authority

Wiltshire Council, County Hall, Trowbridge
Wiltshire BA14 8JN, Tel: 01225 713000
www.wiltshire.gov.uk

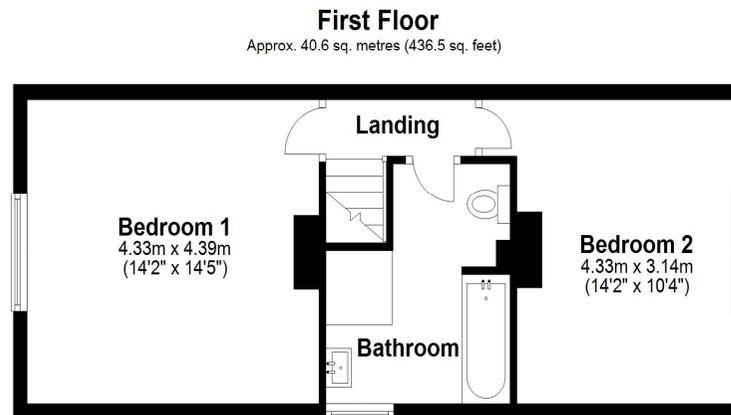
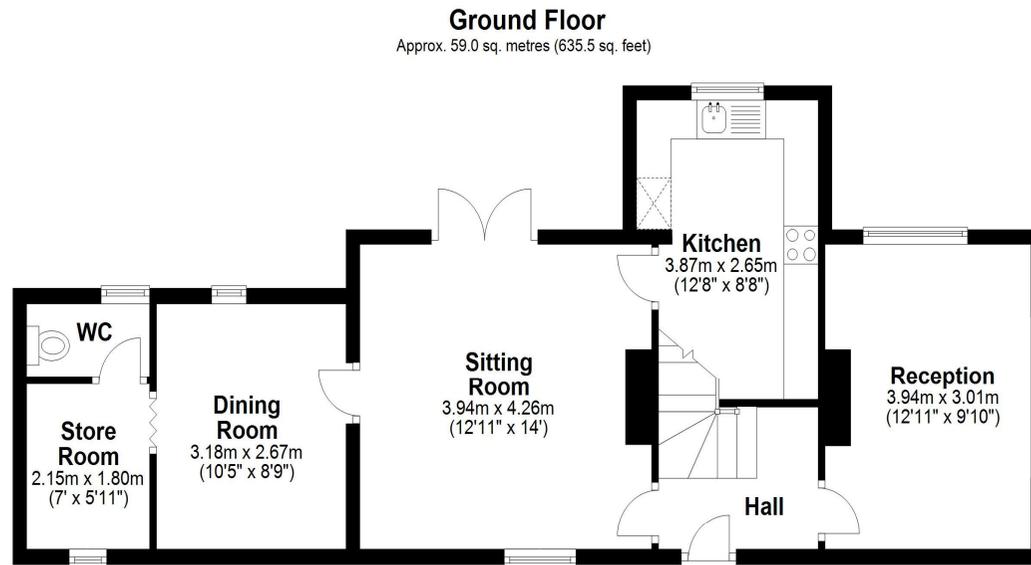
Directions

What three words

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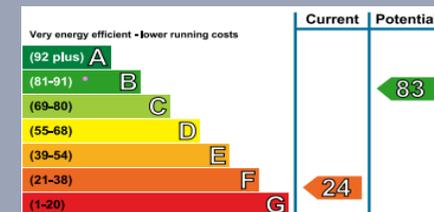
Note: The property is undergoing an insurance backed scheme to remove Japanese Knotweed





Total area: approx. 99.6 sq. metres (1072.0 sq. feet)





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www.birkmyrepc.co.uk
01672 516619

23 The Parade, Marlborough SN8 1NE

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