



Martinsell cottages | Oare

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# Martinsell cottages |

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## Property Description

1, Martinsell Cottages is one of six listed grade II cottages built for Sir Geoffrey Fry, of Fry's Chocolate family who lived at Oare House. The cottages were designed by Clough Williams-Ellis, the architect who designed Portmeirion in Wales. The cottage is Pink painted brick with a double ridged pantile roof with boxed eaves with sixteen panes sash windows some with boarded shutters. The cottage has a comfortable internal atmosphere and benefits from a generous garden, views over open countryside and off street parking. The light and airy sitting room has the benefit of a brick fireplace fitted with a wood burning stove and fitted carpets. The double aspect kitchen/dining room has a solid wooden floor, and is well fitted with a range of floor and wall units. There is also a cloakroom and a well proportioned conservatory opening to the garden. On the first floor there are three bedrooms and a shower room.





## Location

The rural yet accessible small village of Oare which is situated midway between Marlborough and Pewsey. Marlborough is a thriving market town with an extensive range of shopping facilities, a twice weekly market, various restaurants and pubs, including Rick Stein's, Dan's, ASK as well as several coffee shops. The Leisure Centre and Golf Club provide excellent sporting facilities. It is well served by an excellent range of state and independent schools, including St John's, St Peter's, Marlborough College, St Francis and Pinewood. The countryside surrounding Marlborough is a designated Area of Outstanding Natural Beauty and offers good walking, cycling and leisure opportunities with the Savernake Forest, Kennet and Avon Canal, and the world Heritage Sites of Avebury and Silbury Hill all nearby. The M4, Junction 15 is within 10 miles giving access to London and the West Country. There are mainline rail services from Pewsey and Great Bedwyn to London Paddington (approximately 1 hour 15 minutes).

## Outside

The Cottage has enclosed gardens to the front and rear. The front garden is laid to lawn with mature shrubs. The main garden which is laid to lawn lies to the rear of the cottage is mainly laid to lawn, a kitchen garden and shed. There is patio and fish pond, providing ideal space for summer entertaining and stunning views of Martinsell Hill. There is off-street parking for 3 vehicles to the side of the garden.

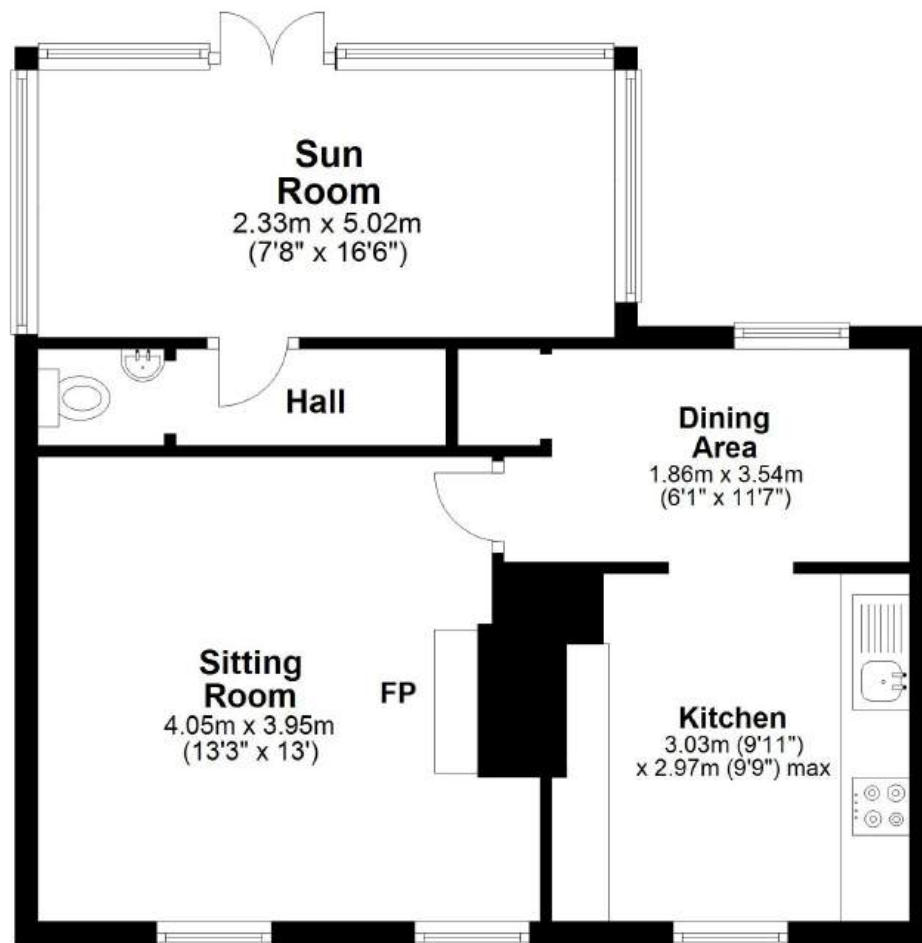




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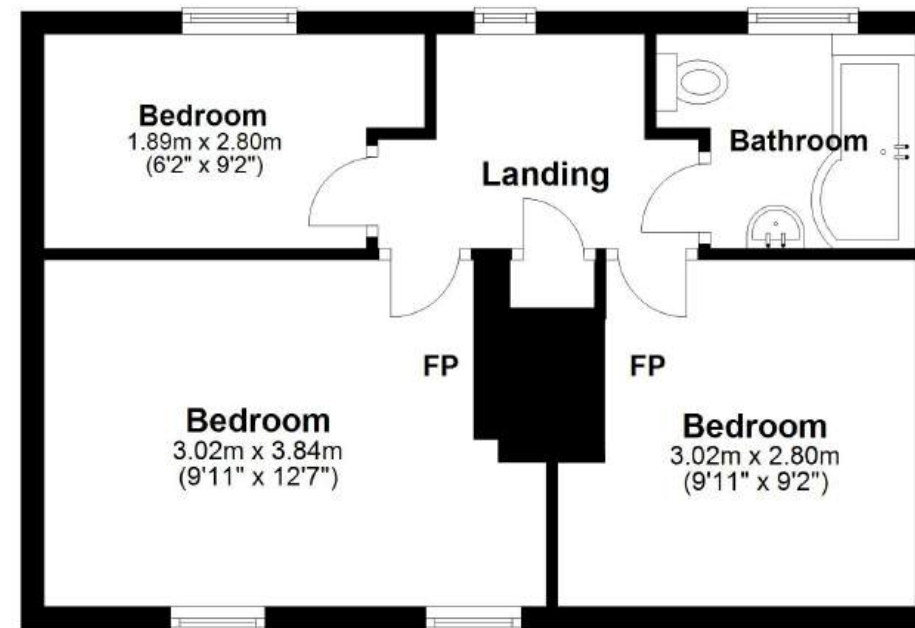
### Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.7 sq. feet)

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