



Savernake Forest,
Marlborough, Wiltshire SN8 3HP

A RARE OPPORTUNITY TO REFURBISH A PERIOD COTTAGE SET IN A LARGE GARDEN IN AN IDYLIC CLEARING IN THIS ANCIENT FOREST

*Set in an open clearing at the edge of the Forest up a long private drive *potential to renovate and extend subject to the relevant consents *In need of modernisation but currently four bedrooms and three reception rooms *Garden and grounds with private driveway extending to over half an acre

LOCATION

Crabtree Cottage is set in a wonderfully private and rural location in the heart of Savernake Forest and within an Area of Outstanding Natural Beauty.

The property has glorious south and west facing views and is approached via a track, Amity Drive, through the forest, approximately one mile from the A4. The popular market town of Marlborough lies about 3 miles to the west providing a wide selection of shops and leisure facilities including a Waitrose. Hungerford lies 8 miles to the east, with Swindon 11 miles to the North and Newbury 18 miles to the east, all providing a large array of services.

Trains to London Paddington are available from Great Bedwyn, Hungerford or Newbury. The motorway network is available at junction 14 of the M4, 10 miles away.

Excellent educational facilities in the immediate vicinity include St Katharine's Primary School, Stepping Stones primary school, St Francis Prep School, Pinewood, St John's Academy Marlborough, Marlborough College, St Mary's Calne and Dauntsey's.

DESCRIPTION

Crabtree Cottage is a delightful semi detached property in need of modernisation of brick elevations under a thatched pitched roof. The property extends to some 2000 sq ft with character-ful accommodation with many period features such as fireplaces beamed walls and ceilings. The accommodation currently provides for three reception rooms, a kitchen, utility room, bathroom and hall on the ground floor with four bedrooms and a bathroom on the 1st floor, but could suit alteration or extension subject to the relevant consents.

OUTSIDE

A mile or so long private track runs south off the A4 to the property finishing in a recently installed private drive and parking. The gardens surround the house and are laid to lawn. There are superb views around the property of farmland and the vista of this ancient forest.

TENURE

Freehold

COUNCIL TAX

Band F

EPC

F 29

SERVICES

Mains electricity. The purchaser will be required to install a private bore hole and private septic tank.

LOCAL AUTHORITY

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

DIRECTIONS

From Marlborough follow the A4 signposted towards Hungerford, after about 3miles just as the Forest gives way to open farm land turn left up into the Forest. Follow this track straight for about 1 and the property will be found at the end on your left.

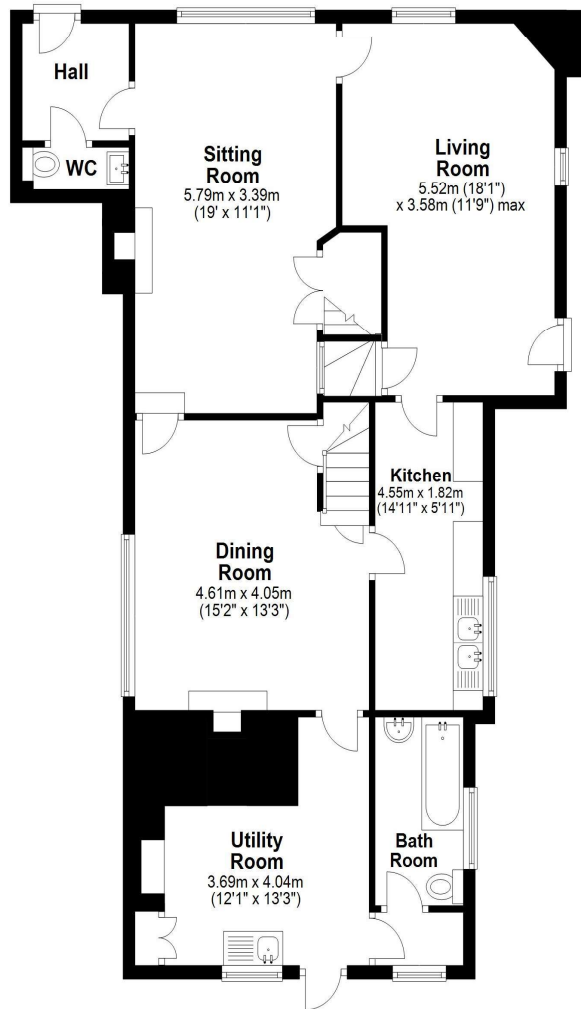
AGENTS NOTES

1. A private right of way exist crosses the front garden of the property
2. The purchaser will be required to install a private bore hole and private septic tank.
3. The purchaser will be required to fence the boundary within six months of purchase.



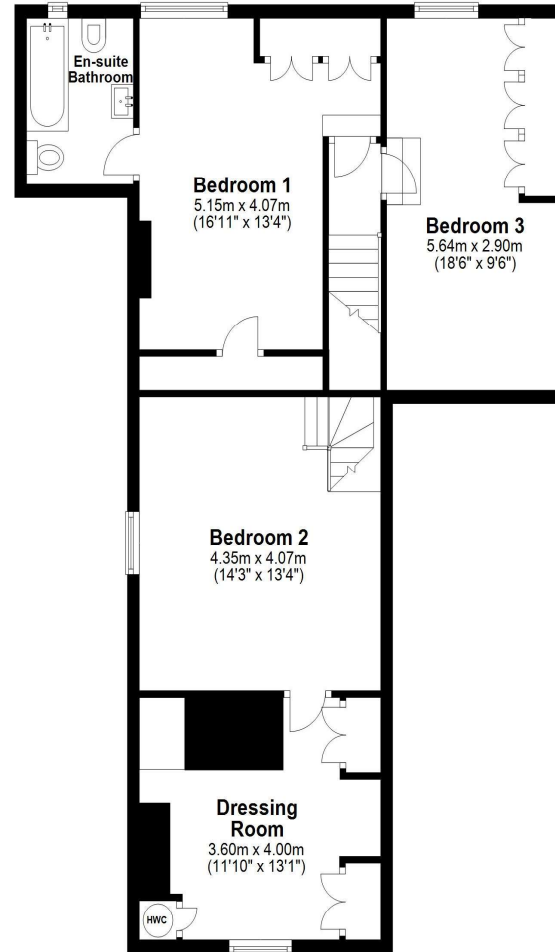
Ground Floor

Approx. 109.1 sq. metres (1174.1 sq. feet)



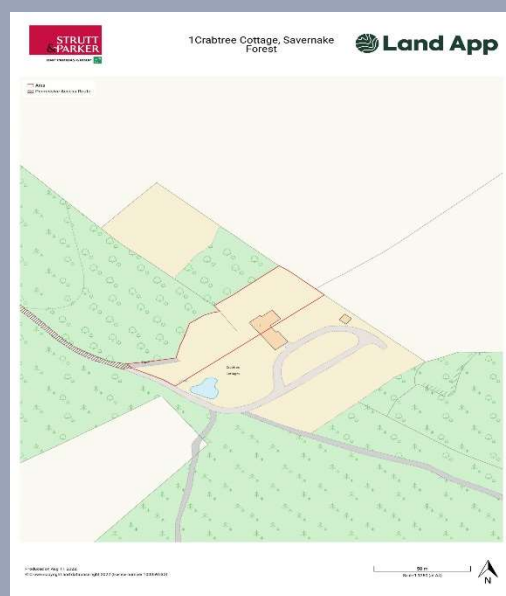
First Floor

Approx. 76.9 sq. metres (827.2 sq. feet)

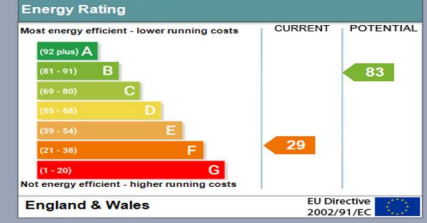


Total area: approx. 185.9 sq. metres (2001.3 sq. feet)





Address: 1 Crabtree Cottages, Savernake, MARLBOROUGH, SN8 3HP
 RRN: 0330-2233-6130-2722-2881



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