



ROSEMARY COTTAGE,
COMPTON BASSETT

Carter Jonas

ROSEMARY COTTAGE, 31 COMPTON BASSETT, SN11 8RE

AMENITIES

- Kitchen/Breakfast room
- Reception room
- Drawing Room
- Snug/Third Bedroom
- Family bathroom
- Two Double Bedrooms
- Garage and Parking
- Outbuilding

SITUATION

Compton Bassett stands at the foot of the escarpment of the Marlborough Downs in an area that is predominantly pasture land and well away from main roads. The village is typified by period properties and there is a popular public house, a church and a good village community. The nearby market towns of Calne, Marlborough and Devizes offer a good range of services and amenities. Main line railway services can be found from Chippenham to London Paddington and there is access to the M4 motorway at Junction 16. The area offers a wide range of sporting activities, which include racing at Bath and Salisbury, golf at Bowood and North Wilts and great walking and riding in the surrounding countryside. Local schools include Marlborough College, St Mary's at Calne and Dauntseys at West Lavington.

DESCRIPTION

Rosemary Cottage is a Grade II Listed cottage set in approximately a third of an acre and is filled with period charm and finished to a high standard throughout.

The sitting room and drawing room are both of generous proportions and have central working fireplaces. There is an adjoining snug off the sitting room, which could be utilised as a third bedroom. Spreading the width of the property is the kitchen/breakfast room with doors opening out the rear garden. Completing the downstairs accommodation is the family bathroom, separate WC and a utility room. Upstairs there are two good sized double bedrooms.

There is planning approved (ref: 20/07898/FULL) to extend the property, which would create three double bedrooms upstairs, two of which would be ensuite and downstairs and large open plan orangery creating a wonderful kitchen/breakfast/sitting room.

A DETACHED GRADE II LISTED PROPERTY WITH FANTASTIC RURAL VIEWS AND POTENTIAL TO EXTEND.



OUTSIDE

Approached via double wooden gates, there is a gravelled driveway providing parking for three to four vehicles. There is a detached single garage with an electric up and over door, with power and lighting internally and is completely water tight. There is also a detached timber outbuilding which can be used for storage or utilised as a home office. The gardens are mainly laid to lawn and wraps around the property and offers an abundance of flowers, tree and shrubs offering a charming and tranquil setting, overlooking open fields and countryside beyond. A wrought iron gate provides direct access to the fields beyond, ideal for walking.

TENURE Freehold

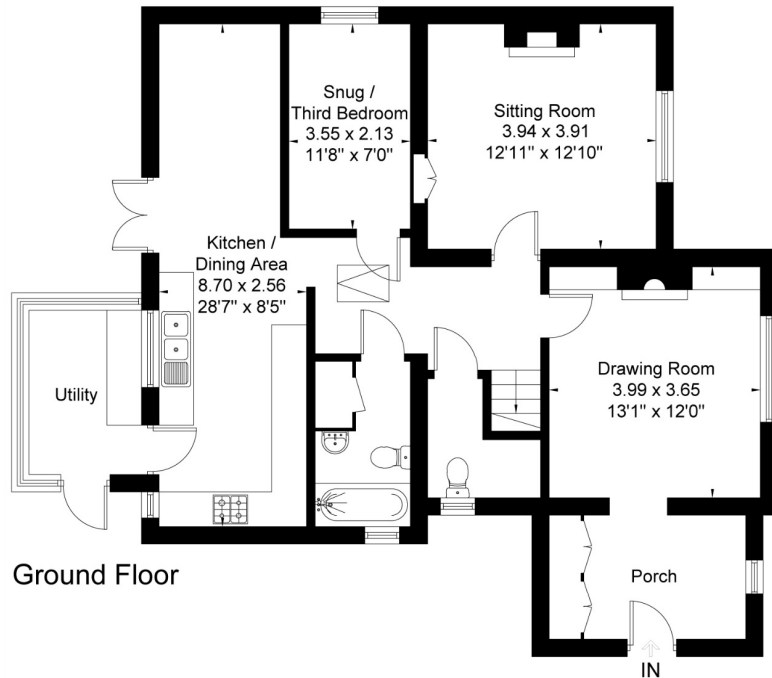
EPC BAND F.

GUIDE PRICE: £685,000 (Subject to Contract)

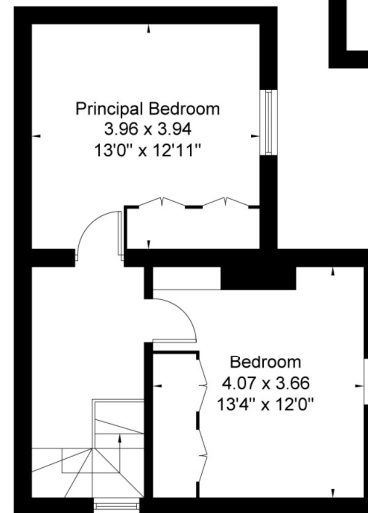
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



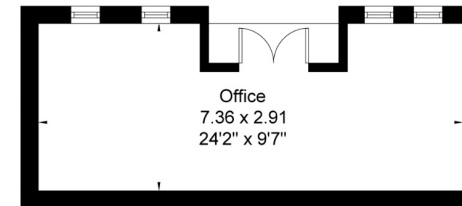
Compton Bassett, Calne, SN11
 Approximate Area = 1448 sq ft / 134.5 sq m
 Garage / Office = 414 sq ft / 38.5 sq m
 Total = 1862 sq ft / 173.0 sq m



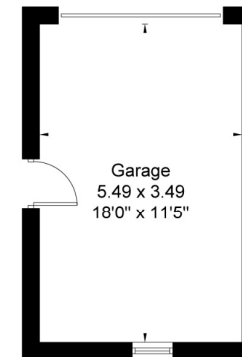
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
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Classification L2 - Business Data