



**MEUX COTTAGES,
BERWICK BASSETT**

Carter Jonas

2 MEUX COTTAGES, BERWICK BASSETT, SN4 9NF

AMENITIES

- Period Cottage
- Kitchen/Breakfast Room
- Sitting Room
- Three Bedrooms
- Downstairs Shower Room
- Family Bathroom
- Garage and Workshop
- Garden

SITUATION

Berwick Bassett lies close to the Marlborough Downs 3 miles north of the historic village of Avebury with its stone circle. The district is steeped in history with the ancient Silbury Hill and West Kennet Long Barrow nearby. The hamlet is set within lovely countryside with many walks and bridle ways and has good connectivity being about 9 miles northwest of Marlborough with its range of shops, Swindon is some 8 miles to the north with access within 11 miles to the M4 from junction 15 and 16. There are local facilities at Avebury and Broad Hinton including village shops and 2 primary schools. The private schools of St Mary's in Calne and Marlborough College are both within easy reach.

DESCRIPTION

2 Meux Cottages is an 1860's traditional countryside cottage of red brick elevations under a tiled roof with exposed timber façade. The cottage has recently been refurbished including redecorating throughout and new carpets.

The Cottage retains many of its period features including the open fireplace in the sitting room, stripped wooden doors throughout and original floorboards to the downstairs. The sitting room is of a generous proportion featuring the open fireplace with wood burning stove. The kitchen is a lovely cottage kitchen with wood worktops and opens out to the dining area, large enough to fit a good-sized table and doors opening out to the paved terrace. A modern shower room completes the downstairs accommodation.

The upstairs accommodation comprises of a main bedroom which is of very generous proportions. There are two further bedrooms, one being a good sized double and the other being a large single, which is currently utilised as a home office. All the bedrooms are served by the well-appointed family bathroom.

Although a period cottage, the property has a lovely welcoming and light feel throughout and offers ample storage.

A BEAUTIFULLY PRESENTED TERRACED PERIOD COTTAGE SET IN THE HAMLET OF BERWICK BASSETT, WITH RURAL WALKS ON THE DOORSTEP.



OUTSIDE

There is a pretty terraced garden at the rear and a magnificent cottage garden at the front, fully enclosed and private. The house is approached from the village street via a wooden gate and path leading to the front door, flanked by mature trees and fully stocked flower and shrub borders, a typical cottage garden with an array of colour, enclosed by 3ft fencing and brick walling. It is a lovely tranquil garden and the perfect place to relax and enjoy the sunshine. To the rear there is a brick garage with power and light. A paved terrace with outside lighting and water provides another seating area.

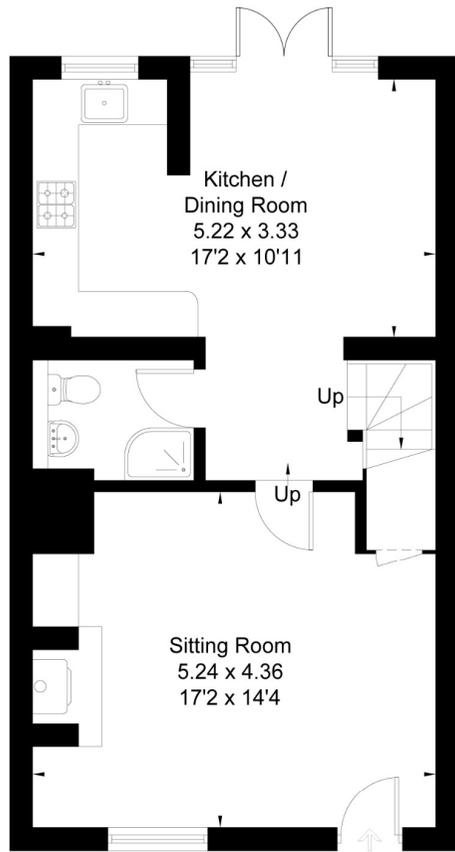
GUIDE PRICE: £485,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

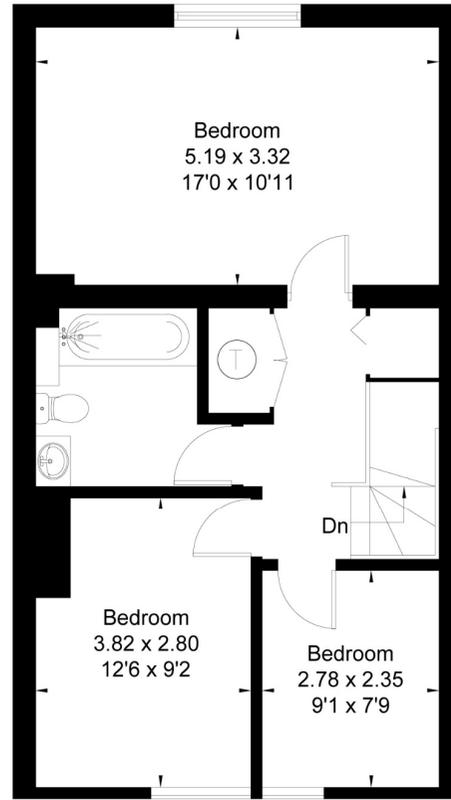


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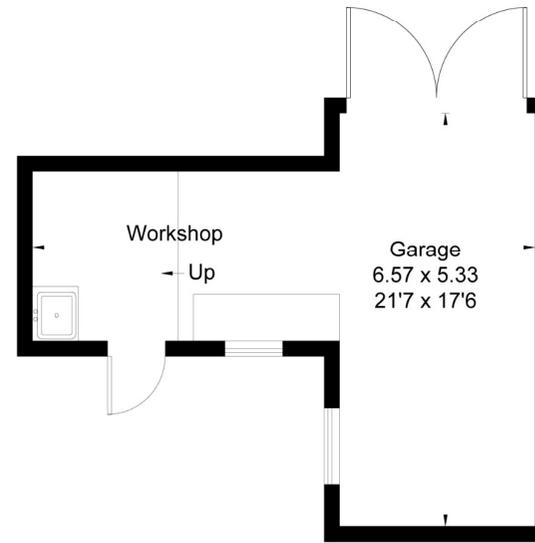
2 Meux Cottages, Berwick Bassett Swindon, SN4
 Approximate Area = 1109 sq ft / 103 sq m
 Garage = 239 sq ft / 22.2 sq m
 Total = 1348 sq ft / 125.2 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: D
- Energy efficiency rating: D



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72463

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