



EAST KENNETT,  
MARLBOROUGH

Carter Jonas



## 2 CHURCH LANE, EAST KENNETT, MARLBOROUGH, WILTSHIRE, SN8 4EY

### AMENITIES

- Sitting Room
- Kitchen
- Dining room
- Bathroom
- Main bedroom
- Two further double bedrooms
- Substantial garden
- Popular village location
- Planning permission approved for extension

### SITUATION

East Kennett lies approximately 5 miles west of the market town of Marlborough. The village is surrounded by the open rolling countryside of the Marlborough Downs which offers excellent facilities for walking, cycling and riding. The Long Barrows of East and West Kennett are set on the edge of the village, with the World Heritage site comprising Avebury and Silbury Hill close by. The popular market towns of Marlborough and Devizes are within easy reach providing an excellent range of day-to-day facilities. There is good local schooling in both the state and private sectors including Preshute in Manton, St. Marys Primary in Marlborough, Kennett Valley C of E in Lockeridge, St John's Academy School in Marlborough, Marlborough College and St Francis Preparatory in Pewsey. The areas' major commercial centres of Swindon, Salisbury and Newbury are within easy travelling distance.

### DESCRIPTION

2 Church Lane is a Grade II Listed, semi-detached house located on a no through lane within the desirable village of East Kennett. The house is brimming with character, with its sarsen stone and brick elevations under a thatched roof but would now benefit from updating. The house is close to footpaths and has easy access to beautiful walks in the countryside around the Marlborough Downs and is close to the Avebury World Heritage Site.

There is deceptively spacious and stylish accommodation including generous ground floor reception rooms and of particular note is the sitting room, which enjoys great proportions and offers a wonderful space to entertain. The dining room has a wonderful feel and is centred around the fireplace and woodburning stove.

At the rear of the property is a well fitted kitchen with pantry and from here you can access the garden. There's also a good-sized downstairs bathroom and planning permission has been granted (PL/2024/07376) for an extension into the outbuildings to provide a larger kitchen, study and upstairs, a bathroom.

**REQUIRING UPDATING, THIS IS A CHARMING THREE BEDROOM, SEMI-DETACHED PROPERTY IN THE DESIRABLE VILLAGE OF EAST KENNETT WITH A SUBSTANTIAL REAR GARDEN.**



Stairs lead up to the first floor where there are three double bedrooms. There is a substantial attic space which is insulated and boarded for storage. The property is decorated in sympathetic colour tones making this a very appealing period house.

### OUTSIDE

A particular feature are the large cottage gardens to the side and rear. The mature rear garden offers a wonderful space and is in excess of 175 feet long. This extensive garden is laid to lawn, with a range of mature shrubs and trees. There is a small orchard area and beyond it a productive vegetable garden. Planning permission has been approved to create two parking spaces to the side of the property.

**GUIDE PRICE:** £440,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





Classification L2 - Business Data

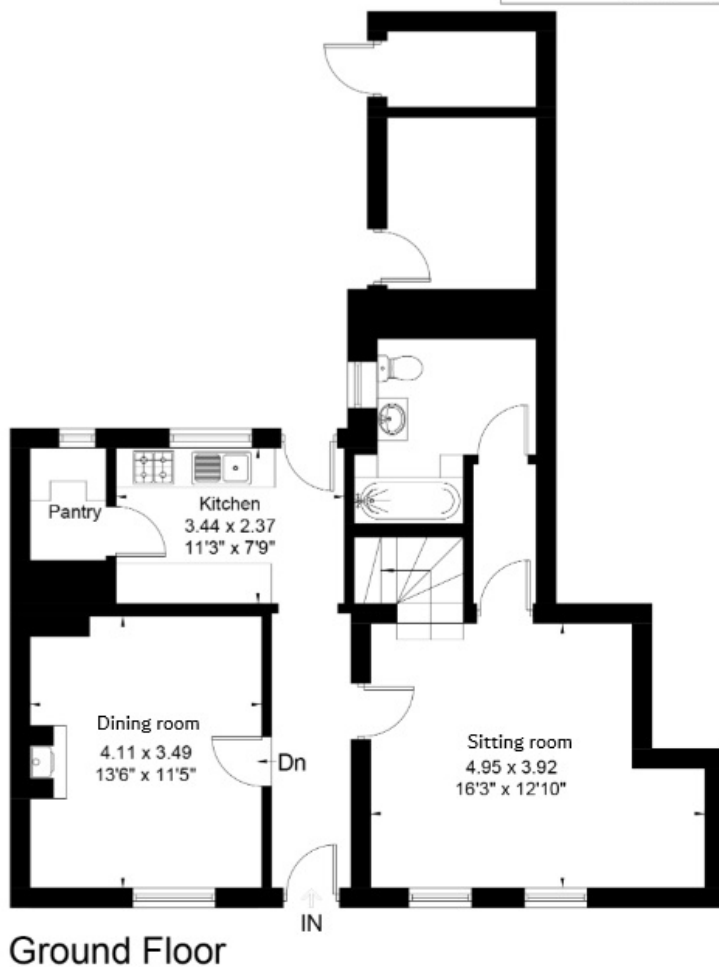


East Kennett, Marlborough, SN8 4EY  
Approximate Area = 1135 sq ft / 105.5 sq m  
Outbuildings = 96 sq ft / 8.9 sq m  
Total = 1231 sq ft / 114.4 sq m



#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II listed
- Mains water, mains drainage, oil fired central heating.
- Council tax band: D
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for further details



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
fourwalls-group.com 318831

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