



LOWER FYFIELD,  
MARLBOROUGH

Carter Jonas



# **PHEASANTS COTTAGE, LOWER FYFIELD, MARLBOROUGH, WILTSHIRE, SN8 1PY**

## **KEY FEATURES**

- Detached, character property
- Spacious Sitting room
- Kitchen/dining room
- Separate utility room
- Study / family room
- Snug
- Principal bedroom with ensuite Bathroom
- 3 further bedrooms
- Family Bathroom
- Ample parking
- Glorious garden and paddock
- c1.2 acres in all
- c3 miles to the west of Marlborough
- Catchment for St. John's Academy

## **SITUATION**

Lower Fyfield is a charming village situated c3 miles west of Marlborough, close to Avebury and the Marlborough Downs. It is located within catchment for St John's Marlborough, whilst Kennet Valley primary is in Lockeridge, as is the Who'd A Thought It pub. There is also a wide choice of well-regarded private schools in the area including Marlborough College, Dauntsey's School and St Mary's Calne.

Marlborough is a vibrant market town with a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping discovered off the historic high street and the boutique Parade cinema offers mainstream movies and delicious food. Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

**A CHARMING AND SPACIOUS GRADE II LISTED DETACHED THATCHED HOUSE, WITH GLORIOUS GARDENS AND A Paddock. C1.2 ACRES IN ALL.**



## DESCRIPTION

Located c3 miles west of Marlborough, Pheasants Cottage is a beautifully presented and substantial period house, believed to date from the 18th Century. Set in a peaceful spot within the village, the house comprises individual and picturesque sarsen stone and brick elevations and boasts a huge amount of charm throughout.

The house is presented to an exceptionally high standard, with an impressive extension to the rear which has created a large kitchen/dining/family room which really is the heart of the house. With the bi-folding doors, this room seamlessly links inside to out and features a central island, butlers sink and a fantastic range of built-in cupboards and storage. There is a boot room / utility room off the kitchen which also enjoys side access.

There is no shortage of living and entertaining space, and the house enjoys three reception rooms, all with lovely hardwood flooring and offering great flexibility of accommodation. The dual aspect main sitting room overlooks gardens to side and rear and is centred around the fireplace with wood-burning stove. It links through beautifully, via double door, to the snug. The study/family room, again with a wood-burning stove, is another spacious yet cosy room and has access out to the gardens at the side.

The first-floor features four generously sized bedrooms, all of which are accessed off the spacious landing. Of particular note is the principal bedroom which enjoys delightful views over the garden, a generous ensuite bathroom and walk-in wardrobes. The three further bedrooms (two doubles and a single) and served by the well-appointed family bathroom.

## OUTSIDE

There is driveway parking to the front of the property for three cars as well as an area at the end of the garden, where there is scope of more driveway parking and creation (STPP) of a garage/car port.

A key feature of this property is the beautifully maintained and well stocked garden, mainly to the rear with a southerly lawn off the study/family room. Much care has been taken in maintaining this impressive garden and there are a wonderful array of plants, shrubs and trees (apple, pear and plum trees to name a few) to enjoy.

To the rear of the garden is a paddock with stabling, field shelter and ample space for grazing. The gardens and grounds enjoy great privacy and a lovely rural feel, despite being situated just 3 miles from Marlborough High Street. c1.2 acres in all.









## SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

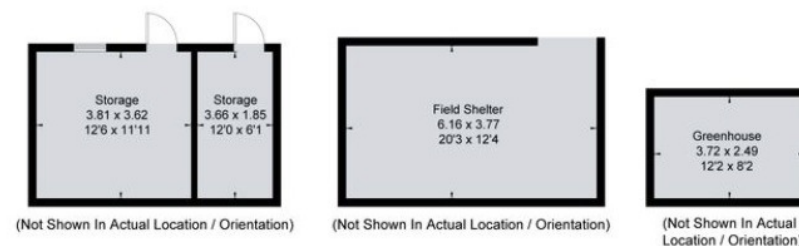
**GUIDE PRICE** "Offers over" £1,250,000 subject to contract

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





Approximate Floor Area = 240.6 sq m / 2589 sq ft  
 Outbuildings = 29.6 sq m / 319 sq ft  
 Total = 270.2 sq m / 2908 sq ft (Excluding Storage)



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Classification L2 - Business