



**CORONATION COTTAGES,
HILMARTON**

Carter Jonas

2 CORONATION COTTAGES, HILMARTON, CALNE, SN11 8SR

AMENITIES

- Kitchen/Dining Room
- Sitting room with log burner
- Three bedrooms
- Rural location
- Good size garden
- No onward chain
- Parking for two to three cars

SITUATION

Highway is a scattered hamlet situated on the western slopes of the Marlborough Downs in an area known for its rolling countryside and is designated as being of 'Outstanding Natural Beauty'. It is strategically well placed being approximately 8 miles south of Junction 16 (M4) and 12 miles from both Chippenham and Swindon train stations, offering excellent rail link to London Paddington. The market towns of Marlborough, Wootton Bassett, Calne, Chippenham and Devizes are all within easy reach.

There is an excellent range of schooling available in the area including Marlborough College, Pinewood, St Hugh's, Dauntsey's and St Mary's Calne. The property is also situated closely to the local Hilmarton Primary School. The surrounding countryside is renowned for its walking and riding and from the property there is easy access to Bridleways.

DESCRIPTION

2 Coronation Cottages is a three bedroom semi-detached cottage set in a rural hamlet with far reaching rural views.

The main reception room is centred around the fireplace with wood burning stove. There is an open plan kitchen/dining room with a range of wall and base units and space for a large dining table to one end. Doors lead to the rear enclosed porch, a useful space for coats and shoes and onto the garden beyond. A family bathroom and separate WC completes the downstairs accommodation.

Upstairs there are two good sized double bedrooms and a third large single bedroom.

A RURALLY SITUATED THREE BEDROOM SEMI DETACHED COTTAGE WITH GOOD SIZED GARDEN AND FAR REACHING VIEWS.



OUTSIDE

The south-east facing garden is mainly laid to lawn with a variety of mature shrub, flower and tree borders and wraps around the cottage. There is a wood store, garden shed and an additional insulated shed with electric supply. The garden enjoys far reaching rural views. To the side of the property there is off-street parking for 2-3 cars.

GUIDE PRICE: £265,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

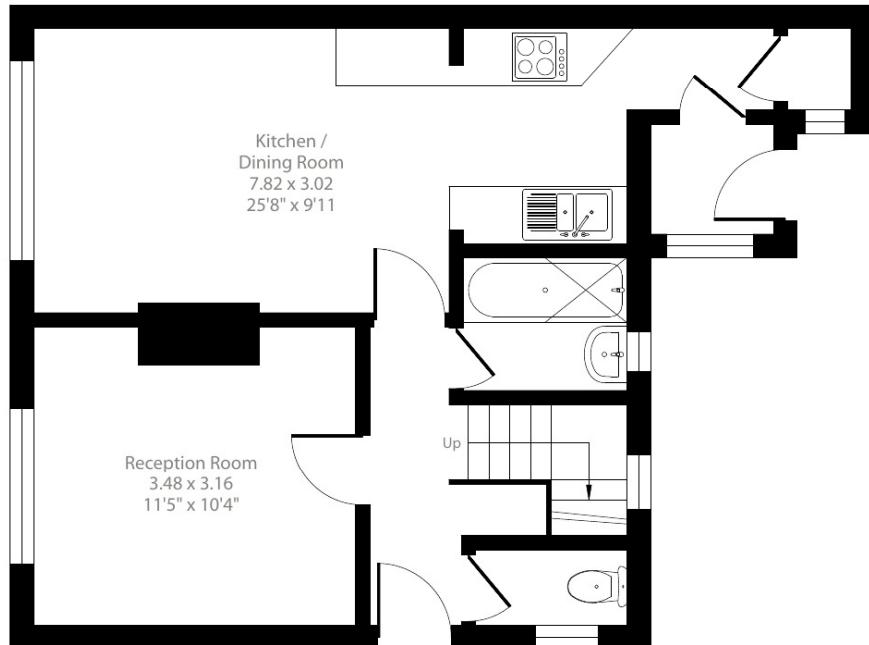


Classification L2 - Business Data

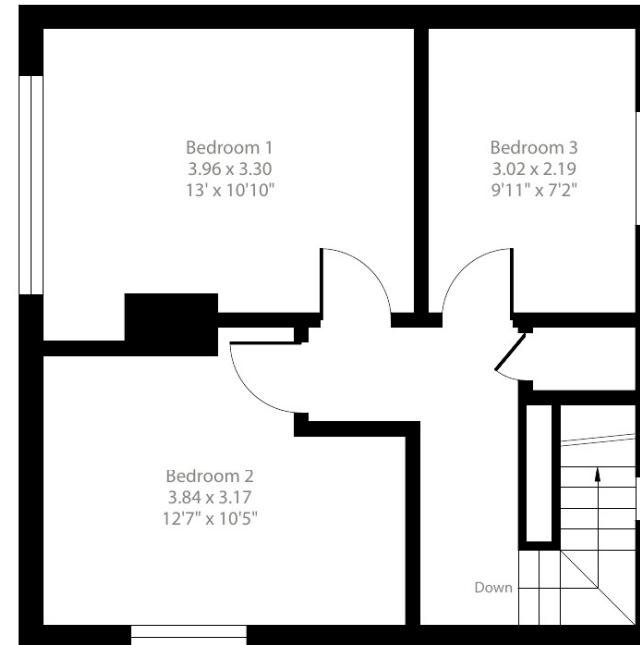
Highway, Hilmarton, Calne, SN11

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Carter Jonas. REF: 1361466

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SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, electric heating
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to the Ofcom website

IMPORTANT INFORMATION

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