



Harper Cottage  
Avebury, Wiltshire

# Harper Cottage

Avebury, Wiltshire

A charming cottage in the heart  
of this historic village.

Hall | Sitting room | Dining room | Family room | Kitchen | Utility room | Cloakroom with shower

Principal bedroom with shower room | 3 further bedrooms | Family bathroom

Pretty garden with home office and potting shed | Single garage and parking space

Marlborough 7 miles, Devizes 9 miles, Swindon 11 miles (London Paddington 60 minutes),  
Great Bedwyn 13 miles (London Paddington 65 minutes),  
Hungerford 17 miles (London Paddington 60 minutes),  
M4 (J15) 12 miles, M4 (J15) 14, M4 (J14) 19 miles  
(Distances and times approximate)



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## Situation

Harper Cottage is a property of enormous character and charm, situated on the High Street in the heart of Avebury, renowned for its World Heritage Site.

The village, which has a public house, church and community shop, lies in the Upper Kennet Valley, at the western end of the Marlborough Downs.

The popular market towns of Marlborough and Devizes are within easy access, with Marlborough having a weekly market and Waitrose.

The commercial centre of Swindon is about 11 miles away and offers a wide selection of shops and recreational facilities.

Trains to London Paddington are available from Great Bedwyn, Hungerford and Swindon with Junction's 14 and 15 of the M4 motorway providing fast access to London, Heathrow and the West Country.

There are many good schools in the area including Kennet Valley Primary School, St Johns, St Francis, Pinewood, Marlborough College, St Mary's Calne and Stonar.

## For Sale Freehold

Harper Cottage is a pretty property believed to date from 1681 with later additions; it is not listed.

The light accommodation flows well and includes two staircases and a wonderful sitting room with exposed beams and woodburning stove; a step leads up to an adjacent dining room.

There is a family room/playroom with open fire and French doors leading onto a sheltered terrace.

There is a well-appointed kitchen and lobby area as well as a cloakroom with shower.

On the first floor there is a main bedroom with shower room, three further bedroom and a family bathroom.



Home Office

The attractive garden is mainly laid to lawn with a variety of shrubs and trees including apple. There is a useful home office.

There is a single garage and parking space.

## Accommodation

See floor plans.

## Services

Mains water and electricity. Private drainage.  
Oil heating.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. The carpets, curtains and white goods are included in the sale. All others, such as light fittings etc., are specifically excluded but may be made available by separate negotiation.

## Local Authority

Wiltshire Council. Tel 01380 734733.

## Directions (SN8 1RF)

From Marlborough head west on the A4. On reaching West Kennett turn right onto the B4003 just after the brown Avebury sign, opposite the entrance to West Kennett Farm. Follow the road to Avebury and on reaching the main road turn right. Follow the road into the village and bear left onto the High Street before the Red Lion public house on the left. Harper Cottage will be found on the left hand at the far end of the High Street.

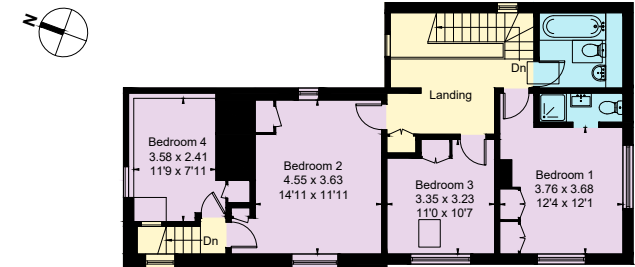
## Viewing

Viewing by prior appointment only with the agents.

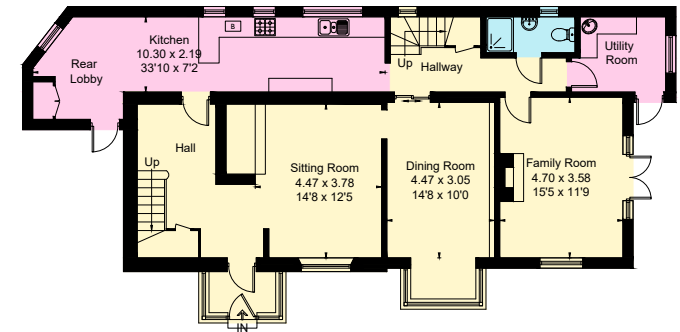


**Approximate Floor Area = 194.2 sq m / 2,090 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Ground Floor



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated August 2023. Reference: RMCW/HNGO12210783. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.