



Manor Cottage

Baydon, Wiltshire



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Charming brick and flint thatched house with a separate annexe
in a private setting.

Entrance hall | Sitting room | Dining room | Kitchen | Family room | Cloakroom | Garden room | Cellar | Two en suite bedrooms | Further double bedroom | Dressing room

Annexe with kitchen and en suite bedroom

Single garage

Delightful mature landscaped gardens with summer house, greenhouse and pond

Lambourn 3.6 miles, Hungerford 9 miles (Paddington 65 minutes), Marlborough 9.9 miles, Swindon 11 miles (Paddington 60 minutes, M4 (J14) 6 miles, Newbury 16 miles
(Distances and times are approximate)



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Situation

Manor Cottage is located in an Area of Outstanding Natural Beauty on the southern edge of Baydon, a charming village with a shop, post office, public house, primary school, church and a cricket pitch.

The house was once part of the former Baydon Farm Estate.

Lambourn's well-known racing centre is nearby, and Newbury, Swindon and the market towns of Hungerford and Marlborough are within easy reach.

The popular villages of Ramsbury and Aldbourne are also within a short drive.

The area is well known for its attractive walks and easy access to excellent communications with London via the M4, J14.

Several schools in the area include Pinewood, Baydon St Nicholas Primary School, Marlborough College and St Johns.

For Sale Freehold

Manor Cottage is a charming brick and flint thatched house with a separate Annexe and single garage.

The driveway has ample parking, and the house is off a quiet country lane.

A stone hallway has off to the left a sizeable triple-aspect sitting room with traditional beams, a large fireplace and French doors out on to a terrace area.

There is a cellar with good storage in the hallway.





To the right of the entrance hall is the large open plan light and airy kitchen/diner/family room with light windows, built-in appliances and an extension with views to the garden, giving an ideal space for family living.

Through the kitchen is a corridor with a cloakroom and a garden room, with French doors giving access to the terrace.

Upstairs is a small landing, and to the right, a sizeable double-aspect bedroom with a feature fireplace and traditional beams. There is good storage, a corner basin, an en suite bath, and a shower room.

Bedroom two is a good-sized double with painted beams and views over the garden.

A dressing area leads into the third bedroom with a window to the front and a large en suite shower room attached.

Outside

There is a terrace that runs along the entire length of the property. A small summer house and several seating areas in the well-established garden, with different levels all looking back towards the house.

The Annexe above the garage has a separate entrance. It comprises a small kitchenette, with practical storage to your right as you enter a double-glazed, double bedroom with skylight and en suite shower room needing some modernisation.

Services

Mains electricity, water and drainage, gas heating. Gas Aga. Broadband connection available.



Postcode

SN8 2JD

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation. Garden furniture and ornaments are not included in the sale.

Local Authority

Wiltshire Council. Tel 0300 456 0100

Council tax

Band F

EPC Rating

Band D

Directions

What3words: ///cherish.pine.goodbyes

Viewing

Viewing by prior appointment only with the agents.



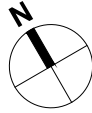
Approximate Area = 191.9 sq m / 2066 sq ft


Cellar = 22.3 sq m / 240 sq ft

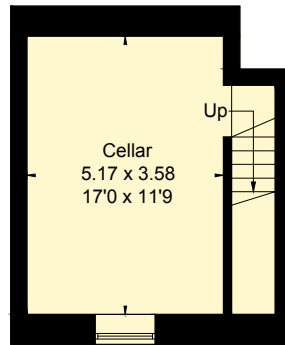
Outbuilding = 41.1 sq m / 442 sq ft

Total = 255.3 sq m / 2748 sq ft

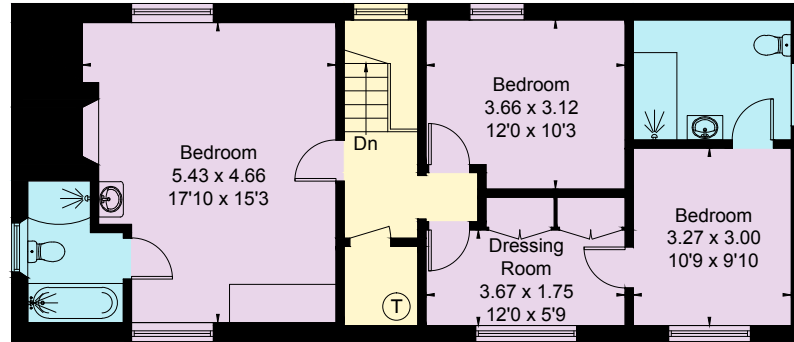
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



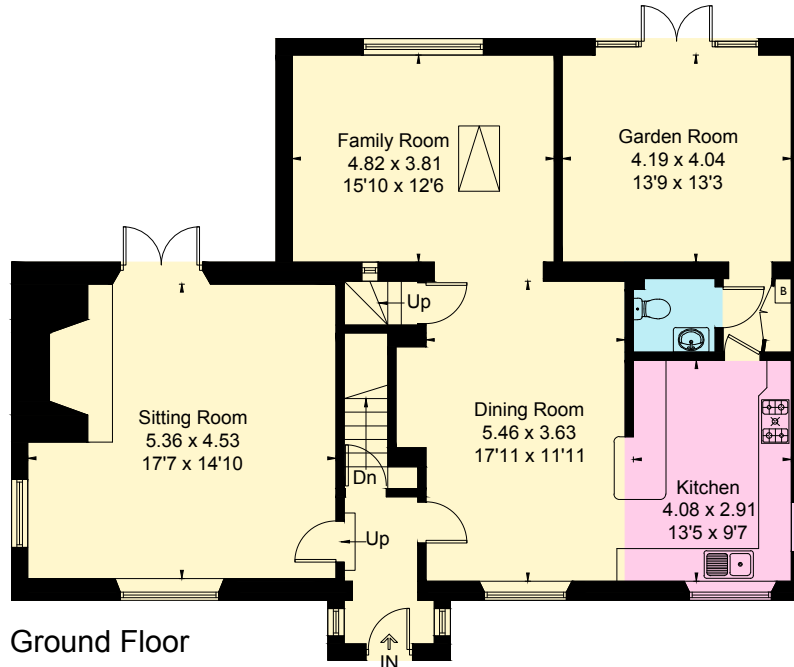
 = Reduced head height below 1.5m



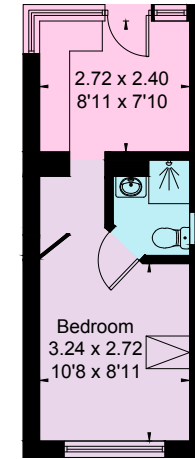
Lower Ground Floor



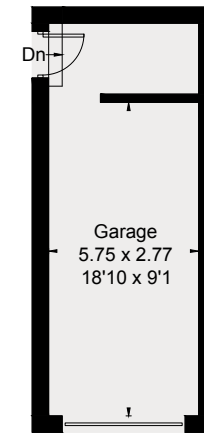
First Floor



Ground Floor



Garage -
First Floor



Garage -
Ground Floor
(Not Shown In Actual
Location / Orientation)



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 June 2023. Photographs and videos dated May 2023. Reference: FMHNG012296038. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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