

40-41 Fosbury, Marlborough, Wiltshire



A five bedroom period cottage in an idyllic setting.

Set back from the road, 40-41 Fosbury is an attractive brick and flint property dating back to the late 18th century and was originally two farm workers cottages, constructed of brick and flint elevations under a tiled roof relieved by double-glazed windows.

At just under 2000 square feet, the property offers spacious living accommodation arranged over two floors and retains many fine period features yet has excellent space for day-to-day living and entertaining.

Directions (SN8 3NJ):
what3words ///tacky.silks.cities



Guide price: £750,000

Tenure: Available freehold

Local authority: Wiltshire Council

Council tax band: E



40-41 Fosbury

On the ground floor, there is a large sitting room with a wood-burning stove and a separate dining room. The kitchen is fitted with a range of wall and base units and is located at the rear of the property, overlooking the private garden. Also on the ground floor is a large utility room, cloakroom and separate shower room. There is scope for a two-storey extension (STPP) similar to that of the adjoining property.

The first floor is accessed via two staircases. The house is currently set up with five bedrooms, three of which are located at the front of the property and benefit from stunning views over the surrounding countryside. There is a further cloakroom and a good-sized family bathroom. There is a flying freehold relating to the first-floor family bathroom with the neighbouring property.

Outside

The property is approached from the village road leading to a gravelled parking area and a front garden, which is mainly laid to lawn and enclosed by mature hedging and wooden fencing to the front. There is access around the side of the house to the rear garden, which is southwest-facing and is mainly laid to lawn with mature shrubs and hedging. Within the substantial garden is a paved sun terrace, ideal for entertaining in the sunnier months. Please note the summer house is no longer part of the sale.

Situation

40-41 Fosbury is situated in the small hamlet of Fosbury and close to the popular villages of Shalbourne and Vernham Dean. Surrounded by one of the most unspoilt parts of Wiltshire, Fosbury is set in an Area of Outstanding Natural Beauty. Although rural, the historic market towns of Hungerford and Marlborough are within easy reach and provide a wide range of shops, restaurants, and leisure facilities. There are primary schools in Shalbourne (3 miles) and Vernham Dean (1 mile). M4 and M3 connections are accessed via Hungerford and Andover, as are mainline train services into Paddington and Waterloo respectively.



Approximate Floor Area = 180.7 sq m / 1945 sq ft
 Summer House = 6.9 sq m / 74 sq ft
 Approximate Floor Area = 187.6 sq m / 2019 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 below.

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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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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