



**Coombe Cottage, 5 Coombe,
Enford, Wiltshire SN9 6DE**

A fantastic opportunity to modernise an idyllic listed detached thatched house set in a picturesque Avon valley hamlet, in a large mature garden

Location

Coombe is a pretty Wiltshire hamlet lying just to the south of Enford which boasts the village owned Swan public house, awarded the Wiltshire Life 'pub of the year' in 2017. Nearby Upavon 4 miles and Netheravon 2 miles have a wider array of shops, post office, church and primary schools. The market towns of Marlborough 14 miles and Devizes 14 miles have a good range of shops and Salisbury 16 miles, has extensive cultural and commercial amenities.

Mainline train services are at Grateley 15 miles (Waterloo 80 minutes) and Pewsey 7 miles (Paddington 70 minutes). The A303/M3 6 miles provides good road access to east and west.

There are excellent schools in the area including Marlborough College, St Mary's Calne, Dauntseys, Godolphin, Farleigh, St Francis,

Chaffyn Grove and The Cathedral School as well as boys and girls grammar schools in Salisbury and St Johns Academy in Marlborough.

The area is renowned for its fishing on the River Avon and surrounding Salisbury Plain offers many other outdoor activities. Coombe Cottage lies on the western side of the main street.

Description

This attractive unspoilt Grade II listed village house is believed to date from the 17th Century with later additions and is of timber frame and brick and flint construction under a pitched thatched roof with a block and tiled garage attached to one side. The thatch has been regularly maintained over the years, the rear pitch being re-thatched in 2010.

The accommodation is in need of modernisation but has been lived in until recently, having central heating fired by a new oil Grant boiler. There are many period features including beamed walls and ceilings, some leaded light windows, some windows with shutters and window seats, tiled floors and an inglenook fireplace. Subject to the relevant consents the house would lend itself to a possible further extension.

The front door leads to a large **Entrance Hall/Dining Room** with a **Drawing Room** with open fireplace to one side and a **Sitting Room** with french windows to the garden on the other. There is a **Cloakroom** off the hall and a corridor leading to the **Kitchen** and back door.

There is a vaulted **Main Bedroom** with lovely views over the garden, a further **two Bedrooms** and a **Bathroom**.

Outside

The front door is approached via steps with grassed areas to either side and a side gate leads into the garden. The gardens, extending to approx 0.2 of an acre, lie to the south and west of the house and are bordered by high walls giving a private feel. There are a number of mature trees and former planted beds which could be revived. To one side is the double garage block which gives access to the rear with a brick path leading to the back door.

Tenure

Freehold

Services

Mains electricity, water and drainage, oil fired central heating. Broad band speed Download 96.4Mb Upload 95.7Mb (source USWITCH)





Council Tax

Band F £2599.62 2019/20

Local Authority

Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN Tel 0300 456 0100 www.wiltshire.gov.uk

Directions

From Pewsey follow the A345 turn off left into Enford and after the bridge turn right past the pub. Follow this road until entering Coombe. Coombe Cottage will be found on your right after the Mill on your right and then a slight hill.

From the A303 follow the A345 north and turn right into Enford and then follow as above.

Agents Note

A clause restricting development of further dwellings in the garden will be included in the conveyance





Total area: approx. 191.5 sq. metres (2060.9 sq. feet)



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