



**THE STREET,
CHERHILL**

Carter Jonas

BROOKS HOLLOW, 34 THE STREET, CHERHILL, SN11 8XR

A PERIOD HOME IN THE VILLAGE OF CHERHILL WITH PARKING AND A LOVELY REAR GARDEN.

AMENITIES

- Period home
- Three reception rooms
- Four bedrooms
- Two Bathrooms
- Garden
- Parking
- Village location

SITUATION

Brooks Hollow is located in the heart of the popular village of Cherhill. It is set on the edge of the Downs, in an area designated as one of "Outstanding Natural Beauty". Close by are the historic sites of Avebury Stone Circle, Silbury Hill and the Cherhill White Horse which has now been purchased by the National Trust. The village amenities include a primary school, church, café and public house. Further shopping and leisure facilities can be found at Calne 3 miles, Devizes 9 miles and Swindon 12 miles with mainline railway station to Paddington (50 minutes) and M4 Motorway junctions 15 and 16. The historic market town of Marlborough is approx 10 miles away, with many boutique shops, cafes, restaurants and leisure facilities. There is an excellent range of private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

DESCRIPTION

Brooks Hollow is a semi-detached period cottage offering over 2000 square feet of living accommodation, set in the heart of the village of Cherhill.

The property offers three generously proportioned reception rooms including the main reception room with central focal fireplace, ideal for those warm cosy winter nights. There is a galley style kitchen which has views over the garden and a conservatory offering an ideal space for enjoying the sunshine and the garden beyond. A utility room and cloakroom complete the downstairs accommodation.

To the first floor are three bedrooms with the main bedroom benefitting from its own ensuite bathroom and the other bedrooms are served by the well-appointed family bathroom. To the top floor is the attic bedroom, which could also be utilised as a home office.

The property is ready for someone to make their own mark on it and make it another wonderful family home.



OUTSIDE

To the front of the property is gravelled parking for two vehicles and a raised area of garden which is laid to lawn. A wooden gate provides access to the front door. The rear garden has a lovely mature cottage feel to it and benefits from access to the chalk stream. A large patio provides the perfect spot for sitting out and enjoying the sunshine or alfresco dining. The garden is mainly laid to lawn and as an array of specimen shrubs, trees and flower borders. A timber built garden shed provides storage.

GUIDE PRICE: £475,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

The Street, Cherhill, Calne, SN11

Approximate Area = 1986 sq ft / 184.5 sq m

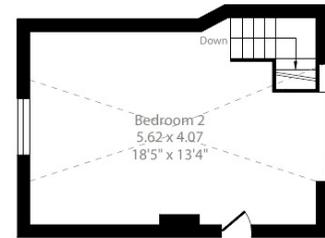
Limited Use Area(s) = 169 sq ft / 15.7 sq m

Total = 2155 sq ft / 200.2 sq m

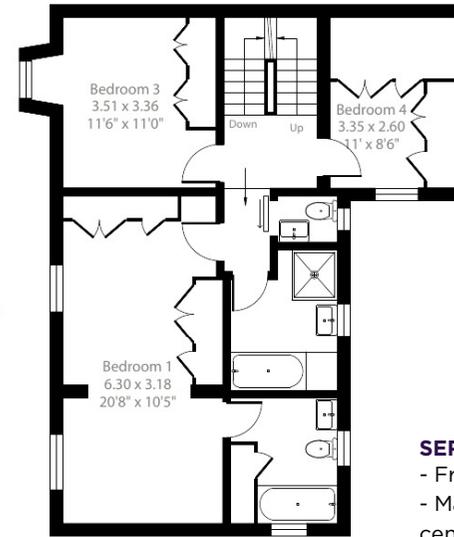
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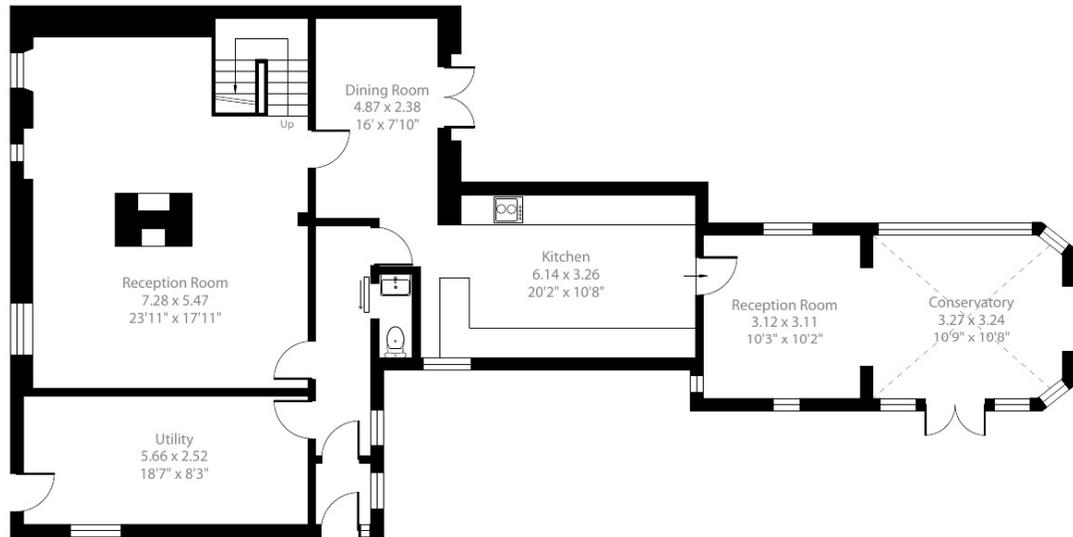
Denotes restricted head height



Second Floor



First Floor



Ground Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: E
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1221018

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