



**ST PETERS COTTAGES,
BROAD HINTON**

Carter Jonas

5 ST PETERS COTTAGES, BROAD HINTON, SN4 9PA

A WELL-PRESENTED TWO BEDROOM PROPERTY IN THIS SELECT DEVELOPMENT WITHIN THE VILLAGE OF BROAD HINTON.

AMENITIES

- Two Bedrooms
- Kitchen
- Sitting room
- Cloakroom
- Bathroom
- Communal Gardens
- Allocated Parking
- Car Port

SITUATION

5 St Peters Cottages is located in the centre of the desirable village of Broad Hinton on the edge of the Marlborough Downs, within the North Wessex Downs Area of Outstanding Natural Beauty and just outside of the World Heritage site of Avebury. The village provides good local amenities including a local riding shop, village hall/post office, together with two public houses, a church and a primary school. Dauntsey's School and Pinewood are two outstanding independent schools local to the area.

It is well placed strategically for the regional centres of Marlborough, Newbury and Swindon. Marlborough is a thriving market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants including Dans, ASK, Pizza Express and Costa Coffee, with shopping areas in Hilliers Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities. Swindon has a rail link to Paddington (about 1 hour), M4 Jct 15 and 16 are within 10 miles and readily accessible. The surrounding countryside is ideal for riding, cycling and walking.

DESCRIPTION

5 St Peters Cottages is a successful barn conversion completed in the 1990's to provide a courtyard development of individual houses.

The property provides well planned individual accommodation which enhances the retained features including vaulted ceilings and exposed timbers. There is a generous open plan sitting and dining room with both front and rear access. An archway leads though to the well-planned kitchen with a range of wall and base units. A cloakroom completes the downstairs accommodation.

Upstairs there are two double bedrooms, both benefitting from lovely vaulted ceilings. The bedrooms are served by the well-appointed family bathroom.

The property would make an ideal first time buyer purchase, retirement purchase or as a buy-to-let.



OUTSIDE

There are beautifully landscaped communal gardens to the front of the property, with a patio area including a large pond. There is also a car port with an allocated parking space and additional visitor car parking spaces.

GUIDE PRICE: £210,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

St. Peters Cottages, Broad Hinton, Swindon, SN4

Approximate Area = 442 sq ft / 41 sq m (excludes void)

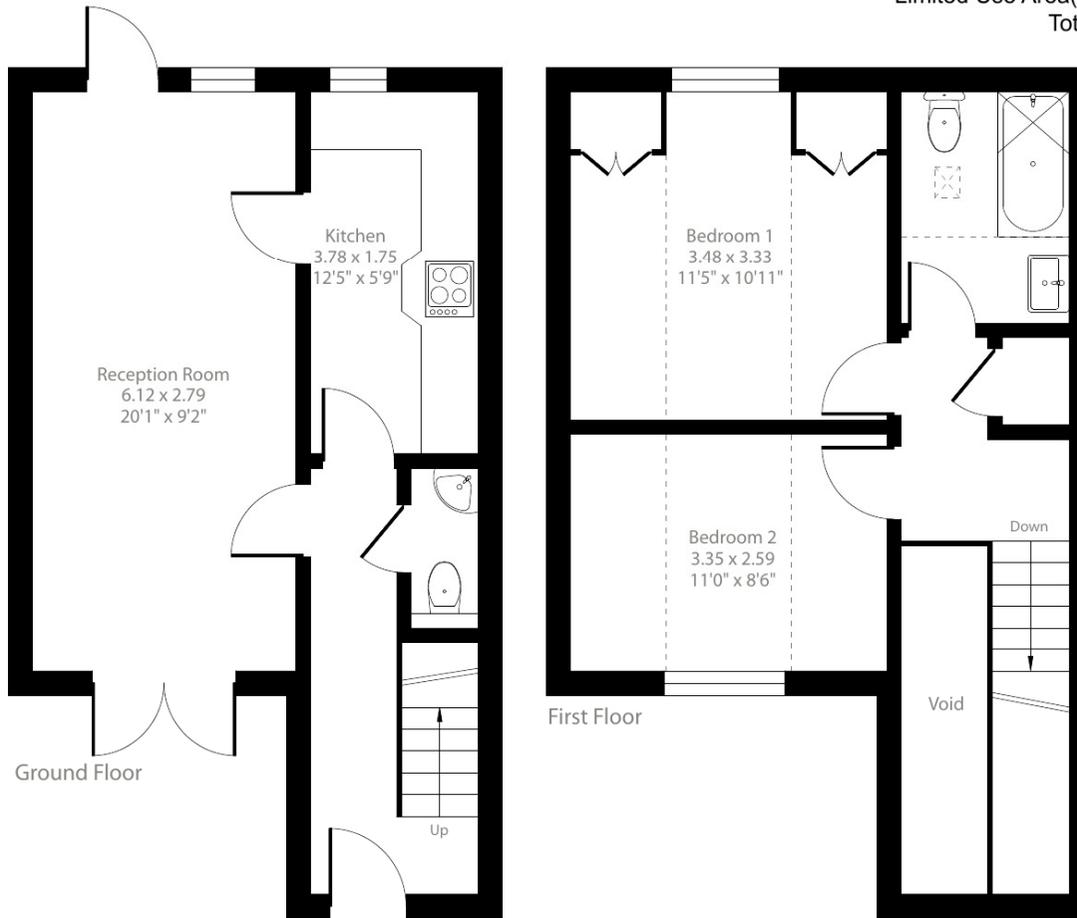
Limited Use Area(s) = 264 sq ft / 24.5 sq m

Total = 706 sq ft / 65.5 sq m

For identification only - Not to scale



Denotes restricted head height



SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Electric heating.
- Council tax band: D -
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1180247

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

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