



**CHALKSTONES, PARK LANE,
CHERRILL**

Carter Jonas

CHALKSTONES, 3 PARK LANE, CHERRILL, SN11 8XN

A CHARMING GRADE II LISTED COTTAGE, SET WITHIN BEAUTIFUL GARDENS, IN THE HEART OF THE VILLAGE OF CHERRILL.

KEY FEATURES

- o Detached Grade II Listed cottage
- o Village location
- o Beautiful gardens
- o Three bedrooms
- o Triple width garage
- o Driveway parking
- o Character features



SITUATION

Chalkstones 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

A quintessential Grade II listed thatched cottage, brimming with character and period charm, beautifully positioned within a magnificent and mature garden, and offering well-balanced accommodation alongside excellent parking and garaging.

This enchanting home immediately impresses with its classic thatched elevation and leaded windows, while internally the cottage showcases a wealth of original features including exposed beams, stone and brickwork, latch doors and an impressive inglenook fireplace forming a warm and atmospheric focal point to the main living space. The sitting and dining areas are full of charm and intimacy, ideal for both everyday living and entertaining, complemented by a well-appointed kitchen that blends sympathetically with the period style of the house.

Upstairs, the property offers three characterful bedrooms, all enjoying their own individual charm, with sloping ceilings, exposed timbers and pretty outlooks over the gardens. A stylish family bathroom serves the accommodation, finished in a manner that sits comfortably within the historic fabric of the cottage.

OUTSIDE

Chalkstones gardens are a true highlight — generous, private and beautifully established, providing a delightful setting for outdoor dining, relaxation and entertaining. Lawns, mature planting and paved seating areas combine to create a peaceful and picturesque environment that perfectly complements the cottage. Practicality is equally well catered for, with a detached triple width garage, ample off-street parking in the form of a gravelled driveway providing excellent storage and convenience, a rare addition for a property of this nature.

This is a rare opportunity to acquire a charming and authentic period home, offering the romance of a thatched cottage combined with generous gardens, parking and garaging — all presented in a highly appealing and welcoming manner.

SERVICES & MATERIAL INFORMATION

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

GUIDE PRICE Offers over £600,000, subject to contract.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



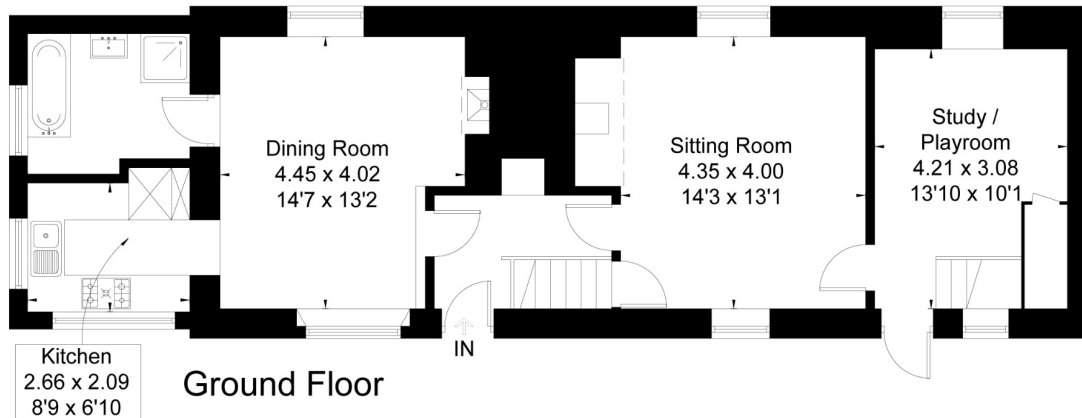


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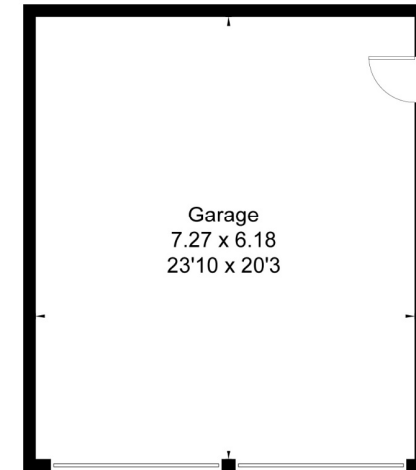
Park Lane, Cherhill Calne, SN11
Approximate Area = 136.7 sq m / 1471 sq ft
Garage = 44.9 sq m / 483 sq ft
Total = 181.9 sq m / 1954 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105592

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