



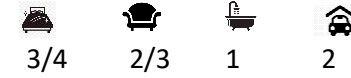
## Grade II listed Cottage set in delightful gardens

Guide Price £695,000

Winkworth



## PARK LANE Cherhill SN11 8XN



### The Property

Chalkstones, a Grade II Listed thatched cottage with exposed timber, inglenook fireplaces and bread oven set in delightful private gardens with water well and plenty of off-street parking and garaging.

### At a glance

- 3/4 Bedrooms
- Sitting room
- Dining room
- Kitchen
- Cloakroom
- Bathroom
- 4th bedroom/study
- Double Garage
- Off Street Parking





## Situation

The hamlet provides a church, village pub, primary school and village hall. Cherhill downs with the iconic White Horse are close by and provide ample walking opportunities with far reaching views. Avebury Stone Circle is also within a 10 minute drive and further afield Stonehenge can be reached in 40 minutes. The Marlborough Downs are also nearby with the popular Ridgeway walks. Calne provides a comprehensive range of amenities including a wide range of shopping with a Tesco and Sainsburys numerous shops, sports centre with indoor swimming pool, public library and churches. Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside provides for a multitude of outdoor sports and hobbies including riding, cycling, walking and paragliding from Milk Hill which is the highest point in Wiltshire at 295 metres (968 ft).





### Garden and Grounds

The property is set in 0.33 acre.

An enclosed private garden which is mainly laid to lawn with patio area, mature planting, with a mixture of flora and fauna interspersed amongst the flower beds and borders. Gated access to the rear of the garage where there is a log store and storage for wheelie bins. Off street parking for numerous vehicles.

### Outbuildings

Log store

Double Garage. 7.26m x 6.25m (23'10 x 20'6) Double garage with two electric doors to front and further door to side, light and power, 16 electric sockets.

### General

Services: Mains water, electricity, and drainage. Oil heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: To be confirmed.

Council Tax Band: G.

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-bandsand>

Postcode: SN11 8XN

### Directions:

<https://what3words.com/replaying.parties.fallen>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

### Broadband

type	Highest available	upload speed	Availability
Standard	2 Mbps	0.4 Mbps	Good
Superfast	45 Mbps	8 Mbps	Good
Ultrafast		Not available	Not available

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely





Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.

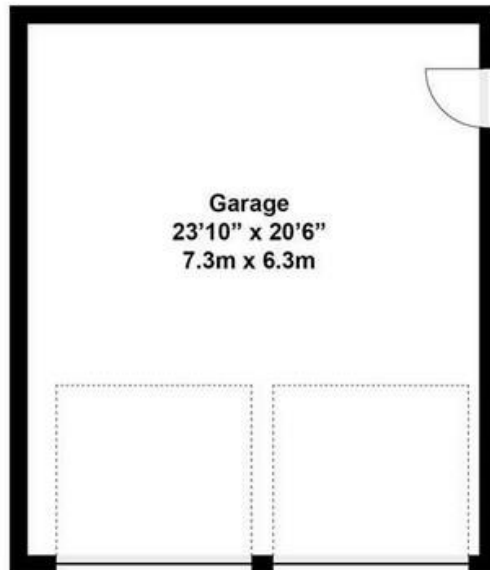
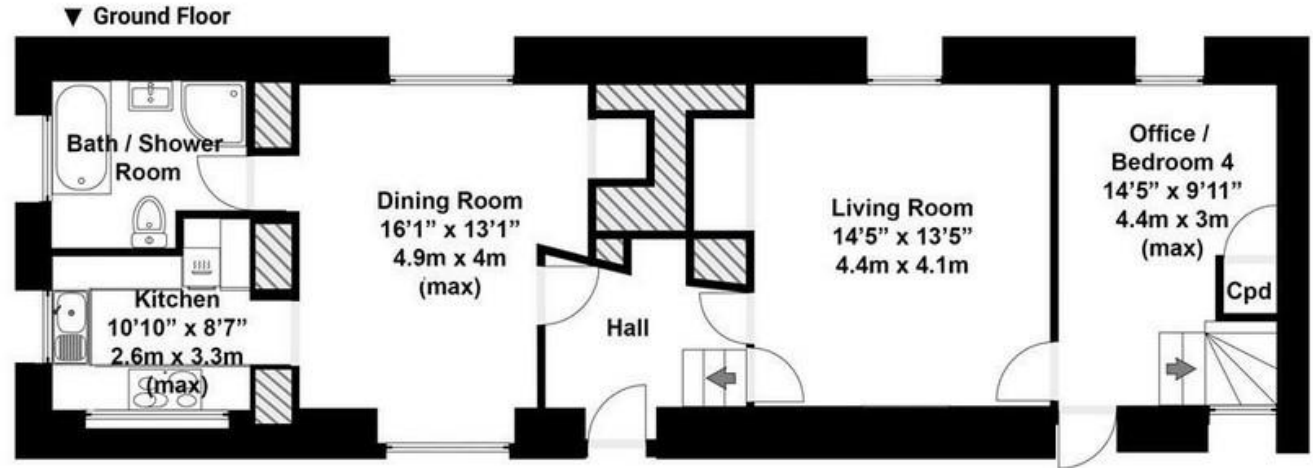


Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including a pre school in the village, Marlborough College, St John's Academy, Dauntsey's and St. Francis. St Margaret's and St Mary's Calne in the private sector, Holy Trinity CofE Academy, Fynamore Primary and Kingsbury Green Academy all close by in the State Sector.





**Total area approx: 1819 sq ft / 167 sq m**  
(Includes garage)