





Court Cottage, West Marden

£875,000 Freehold

Detached cottage, improved in keeping with its original character in the heart of the downland village of West Marden • Elevated position with lovely village and countryside views • Spacious three-bedroom accommodation arranged over two floors • Dual-aspect kitchen/dining room with handmade units, stone flooring and access to the garden • Characterful sitting room featuring an open fireplace with stone hearth and oak mantel • Principal bedroom with bespoke fitted wardrobes and en-suite shower room • Two further double bedrooms and a well-appointed family bathroom • South-facing, beautifully established garden offering privacy and outdoor entertaining space • Car port, off-street parking for two vehicles and useful utility/boot room • Adjacent paddock extending to approximately 1.76 acres, ideal for equestrian or lifestyle use may be available by separate negotiation

STRIDE & SON
ESTATE AGENTS
CHARTERED SURVEYORS

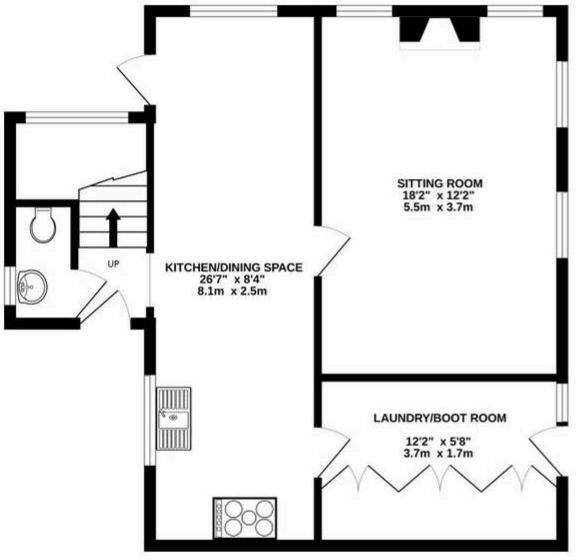




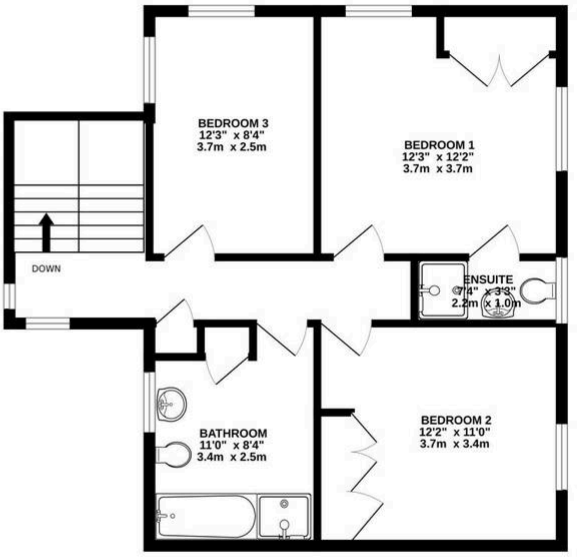




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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