



**3 Ambrose Cottages**  
Wanborough

**£285,000**

**HENRY GEORGE**  
VILLAGE



### 3 Ambrose Cottages, Wanborough, SN4 0AG

NO ONWARD CHAIN. A beautiful period cottage in the heart of this highly sought after village. Spacious sitting room, well appointed kitchen, two double bedrooms, family bathroom and fantastic sized rear garden.

- Attractive Period Cottage
- Two Double Bedrooms
- Spacious Living Accommodation
- Lots of Character
- Sought After Location
- Good Sized Garden
- No Onward Chain



The property is approached through a wooden gate to the pretty front garden which is mainly laid to lawn with steps leading to front door and stone surround. To the rear of the property there is a good size garden which is mainly laid to lawn with a patio area to the front together with a flower bed and steps leading to the top of the garden with shed. The rear garden also benefits from side access.

## **WARNING - DRAFT**

These particulars are currently in 'draft' format. Their accuracy has not yet been verified by the vendors.

## **WANBOROUGH**

Village amenities include church, school, public houses, post office/general store and doctors surgery. The M4 motorway (junction 15) is about 4 miles away and the many facilities of Swindon are about 6 miles away (Mainline railway station - Paddington). The market towns of Marlborough



and Cirencester are also easily accessible.

## **THE PROPERTY**

Number 3 Ambrose Cottages is a pretty two bedroom stone property located at the heart of this thriving and popular village to the east of Swindon.

The front door opens into the sitting room with exposed stone wall and an ornamental fireplace.

There is a dining area to the side of the sitting room and a door leads through to the kitchen, which is fitted with a range of base and eye-level units with worksurfaces over, Fitted double oven with extractor hood over and space and plumbing for a washing machine. A door leads from the kitchen to the garden.

Stairs rise to the first floor where there are two very good size double bedrooms and a well fitted bathroom.

## **SERVICES**

Mains electricity, gas, water and mains drainage . Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## **ROUTE TO VIEW**

Proceed into Wanborough from Commonhead roundabout, by the new hospital. Turn first left as you enter the village into Lower Wanborough. Into Marsh Lane at the cross roads turn right onto the High Street. After about 1/4 of a mile the cottage can be found about 400 yards just after 'The Plough' public house.

## **LOCAL AUTHORITY**

Swindon Borough Council. Euclid Street, Swindon, Wiltshire SN1 2JH. Telephone : 01793

463000.

## **Disclaimer Notice**

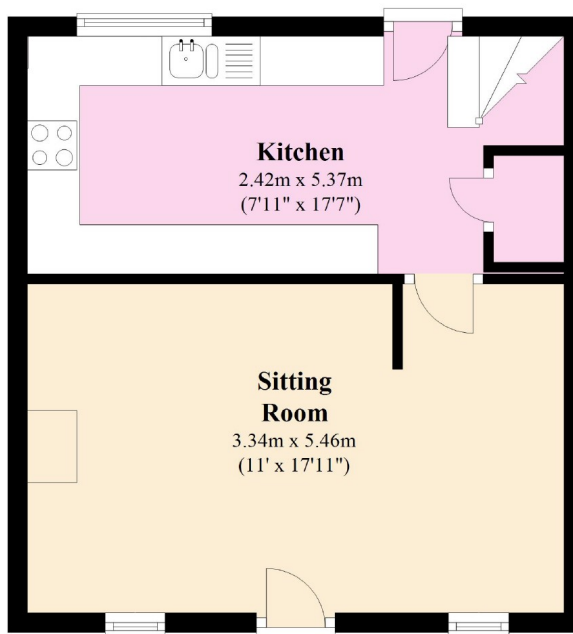
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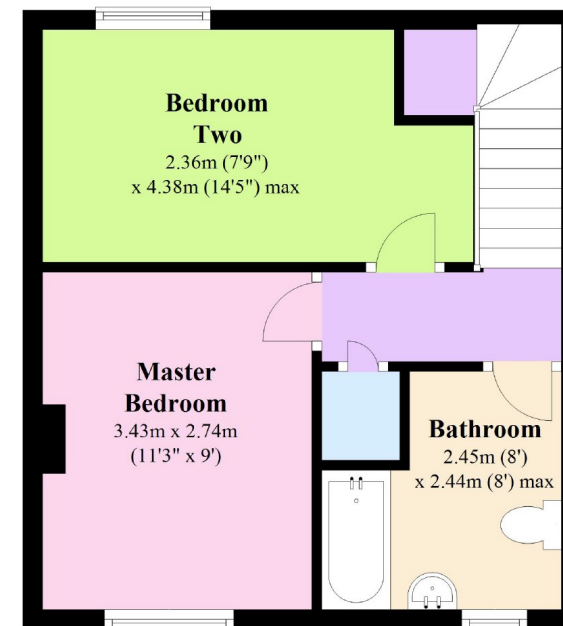
### Ground Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



### First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 63.3 sq. metres (681.2 sq. feet)

