



📍 8 Townsend Farm Cottages Horton, Wiltshire, SN10 3NE

🔗 Offers In Excess Of £325,000

A 3-bedroom semi-detached home with circa 165 ft garden, offering fantastic scope for improvement and extensions (subject to relevant permissions).

- 3-bedroom village home
- Semi-detached
- Circa 165 ft garden
- Scope for improvement
- Scope for extension (subject to relevant planning)
- No onward chain
- Off street parking
- Generous garden

🏠 Freehold

🏠 EPC Rating E



A three bedroom semi-detached home, offered to the market with no onward chain, situated within the village of Horton.

Occupying a particularly generous plot, the property presents an excellent opportunity for buyers seeking a home with scope to improve, reconfigure or extend, subject to the necessary consents. The standout feature is the impressive rear garden, extending to approximately 165ft in length, providing exceptional outdoor space and clear potential for enlargement if desired.

The existing accommodation is well proportioned and arranged over two floors. The ground floor offers a spacious living room, kitchen and conservatory overlooking the garden, along with the usual ancillary spaces. Upstairs, there are three bedrooms and a family bathroom.

Externally, the substantial rear garden is predominantly laid to lawn and offers a high degree of privacy, with ample room for landscaping, outbuildings or extension. To the front, there is off road parking, further adding to the practicality of the home.

A property with significant potential in a well regarded village setting, ideal for those looking to create a long term home tailored to their own requirements.

#### **Situation**

Horton is a sought-after village situated in the popular Pewsey Vale which is an Area of Outstanding Natural Beauty (AONB). Wonderful countryside walks, horse riding and bicycle rides are right on the doorstep as is the historic Kennet and Avon Canal. Horton is also in catchment for the excellent Bishops Cannings primary school in the neighbouring village. The historic market town of Devizes is approximately three miles to the west providing a more comprehensive range of shopping, transport and leisure facilities, schools for all ages and a thriving weekly market. The major centres of Bath, Swindon and Salisbury, and the country towns of Trowbridge and Chippenham, are all within a thirty mile radius. Dauntsey's school, Marlborough College and St Marys Calne are easily accessible.

Communications in the area are excellent with train services to London Paddington from Pewsey, Chippenham and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

#### **Property information**

Please note - whilst every effort has been made to ensure the accuracy of the floorplan, measurements are for illustrative purposes only.

Tenure: Freehold

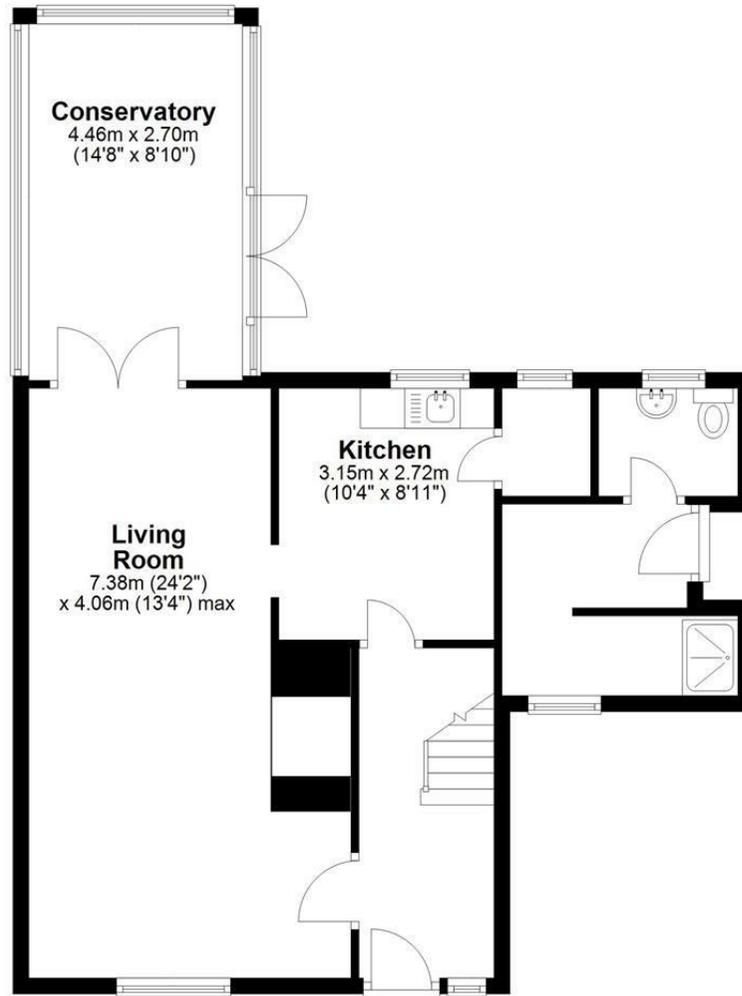
EPC rating: E

Council tax band: D



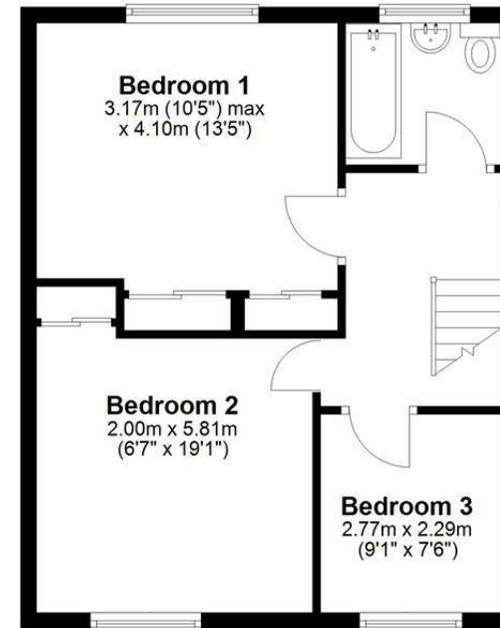
## Ground Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 116.4 sq. metres (1253.2 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.