



The Gardeners Cottage , Uffcott, SN4 9NB



- Superior 6 Bedroom Cottage
- Fully Refurbished in 2017
- Extended in 2017
- Countryside Views
- Double Garage
- Impressive Master Bedroom
- Two En-Suites
- Three Reception Rooms
- Stunning Kitchen
- Viewings Advised



# The Gardeners Cottage , Uffcott, SN4 9NB

£750,000

A beautifully refurbished, re-designed and extended six bedroom family home boasting four bathrooms, three reception rooms and a double attached garage pleasantly located in Uffcott, a quiet hamlet on the edge of the Marlborough Downs, approximately 10 mins from J16 of the M4 corridor. Renovations of this 1960's home were completed by the current owner in 2017 providing what is now a family home of generous proportions. Internally the accommodation comprises a front entrance porch leading to a large entrance hallway, a 19'6 x 14'5ft dual aspect living room with under floor heating and french doors to the rear garden, a separate dining room with feature fire place and bay window to the front, a light and spacious kitchen/breakfast room boasting matching granite work surfaces with a central island, eight ring gas hob, french doors to the rear garden and under floor heating, a separate utility room, cloakroom and downstairs study. The first floor has six good size bedrooms, two en-suites and two bathrooms. The impressive master bedroom enjoys a dual aspect with views over neighbouring fields, has a walk in wardrobe and an en-suite with both bath and separate shower cubical. Outside to the front, via a shared access no-through road, is a driveway with parking for several vehicles leading to an integral double garage with electric roller door. There is a well maintained front garden enclosed by picket fencing with additional land to the side being recently purchased by the vendor extending the plot which could potentially lend itself to an additional garage (subject to planning) . The generous and mature rear garden is perfect for the keen gardener to make their own as the property occupies a plot measuring approximately 0.4 of an acre. Further attributes include replacement uPVC double glazing throughout and a new oil tank and boiler providing the hot water and radiator central heating. Call Alan Hawkins today on 01793 840222.

Front entrance door leading to

## **Front Entrance Porch**

**7'2 x 3'8 (2.18m x 1.12m)**

Tiled flooring. Skimmed ceiling. Single pendant light. Triple aspect with uPVC double glazed windows to both sides and to the front. Single panelled radiator. Obscure double glazed window. Partially glazed obscure door through to the

## **Entrance Hallway**

**18'3 x 10'5 (5.56m x 3.18m)**

Large entrance hallway with fitted carpet. Textured ceiling. Three way pendant light. Further single pendant light. Three double panelled radiators. Carpeted staircase to the first floor landing. Storage cupboard housing the consumer unit and controls for the under floor heating. Obscure uPVC double glazed door to

## **Integral Double Garage**

**18'9 x 18'2 (5.72m x 5.54m)**

Electric roller door. Boarded ceiling with two fluorescent strip lights. uPVC double glazed window to the rear elevation. Consumer unit.

## **Living Room**

**19'6 x 14'5 (5.94m x 4.39m)**

Fitted carpet. Underfloor heating. Vaulted skimmed ceiling with two single pendant lights. Double aspect with uPVC double glazed window to the side elevation and uPVC double glazed French doors to the rear garden. TV point.

## **Dining Room**

**14'4 x 11'4 (4.37m x 3.45m)**

Fitted carpet. Textured and coved ceiling. Three way pendant light. uPVC double glazed bay window to the front elevation with top hung, stained leaded windows. Feature fireplace with a cast iron surround and slate effect hearth with a timber mantelpiece. Dado rails surround. Double panelled radiator. Telephone point.

Entrance hall leading to the extended hallway with tiled flooring. Skimmed ceiling. Single pendant light. Double panelled radiator. Door to the

## **Study**

**12'6 x 5'6 (3.81m x 1.68m)**

Wood effect vinyl flooring. Skimmed ceiling. Four way strip light. uPVC double glazed window to the front elevation. Double panelled radiator.

## **Utility Room**

**8'0 x 7'11 (2.44m x 2.41m)**

Tiled flooring. Skimmed ceiling. Single pendant light. uPVC double glazed window and uPVC double glazed door to the side elevation. Single panelled radiator. Rolled top work surface with integrated stainless steel sink and side drainer. Space and plumbing for washing machine,. Space for tumble dryer. Space for under counter fridge. Double base unit under the sink. Three double wall units. Extractor fan.

## **Cloakroom**

**8'0 x 3'11 (2.44m x 1.19m)**

Tiled flooring. Skimmed ceiling. Single pendant light. Obscure uPVC double glazed window to the side elevation. Wash hand basin with cupboard under. Close coupled w.c. Chrome ladder style heated towel rail. Extractor fan.

## **Kitchen/Breakfast Room**

**19'6 x 14'5 (5.94m x 4.39m)**

Tiled flooring with underfloor heating. Skimmed ceiling with eleven recessed spotlights. Central island with granite work surface with a retractable pop up plug socket. Central island has an integrated fridge with drawer units and two single base units and one double unit. Further square edge granite work surfaces with an calor gas eight ring range hob with electric oven and grill with stainless steel extractor fan over. Further granite work surface with an integrated dishwasher under. Set of drawers. Two corner carousels. Two single base units. Two double base units. Wine rack. Floor to ceiling cupboard with roller drawers. Space and plumbing for upright American style fridge/freezer. Splash back tiled

surrounds. Dual aspect with two uPVC double glazed windows to the side elevation and one to the rear elevation. To the Breakfast Area are uPVC double glazed French doors out to the rear garden. Thermostat control for the underfloor heating. TV point.

#### **First Floor Landing**

Carpeted staircase to the first floor landing. Fitted carpet. Skimmed ceiling. Two single pendant lights. Loft hatch to a loft storage area with lighting. Double panelled radiator. Two storage cupboards. Door to the

#### **Master Bedroom**

**15'1 x 11'10 (4.60m x 3.61m)**

Fitted carpet. Skimmed ceiling. Single pendant light. Double panelled radiator. TV point. Dual aspect uPVC double glazed windows, one to the side elevation with views over a paddock and farmland and one to the rear over the rear garden. Door through to a

#### **Dressing Area**

**7'2 x 5'3 (2.18m x 1.60m)**

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed box window to the side elevation. Double panelled radiator. Door to

#### **En-suite Bathroom**

**9'5 x 7'1 (2.87m x 2.16m)**

Tiled flooring. Skimmed ceiling. Three recessed spotlights. Extractor fan. Obscure uPVC double glazed window to the rear elevation. Suite comprising pedestal wash hand basin, close coupled w.c Bath and double width shower with plumbed shower over and splash back tiled surround. Chrome ladder style heated towel rail.

#### **Family Bathroom**

**8'3 x 6'7 (2.51m x 2.01m)**

Tiled flooring. Skimmed ceiling. Single pendant light. Extractor fan. Obscure uPVC double glazed window to the side elevation. Suite comprising close coupled w.c. Wash hand basin. 'P' shaped bath with glass panelled shower screen over, plumbed shower and splash back tiled surround. Radiator.

#### **Bedroom Two**

**12'11 x 9'8 (3.94m x 2.95m)**

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation. Double panelled radiator. Door to

#### **En-Suite Shower Room**

**11'2 x 3'2 (3.40m x 0.97m)**

Wood effect vinyl flooring. Skimmed ceiling. Single pendant light. Close coupled w.c. Pedestal wash hand basin. Shower cubicle with glass panelled door. Plumbed electric shower over with splash back tiled surrounds. Chrome ladder style heated towel rail.

#### **Bedroom Three**

**11'10 x 11'3 (3.61m x 3.43m)**

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation with views over farmland. Double panelled radiator. Door to storage cupboard with hanging rail.

#### **Bedroom Five**

**10'6 x 10'0 (3.20m x 3.05m)**

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation with views over farmland and broken distant views. Single panelled radiator. Loft hatch to additional loft storage area.

#### **Open Landing Space/Study**

**7'11 x 7'6 (2.41m x 2.29m)**

From the landing, door to open landing/study area. Storage cupboard with shelving. Top hung uPVC double glazed window to the rear elevation. Double panelled radiator. Open archway through to further landing area with fitted carpet. Textured ceiling. Single pendant light. Landing area with textured ceiling and one wall light. uPVC double glazed window to the rear elevation. Single panelled radiator. Door to

#### **Bedroom Six**

**14'1 x 7'6 (4.29m x 2.29m)**

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front again with views over farmland and broken distant views. Single panelled radiator.

#### **Bedroom Four**

**10'8 x 10'1 (3.25m x 3.07m)**

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation with views over farmland and broken distant views. Double panelled radiator. Door to storage cupboard with hanging rail.

#### **Bathroom**

**7'10 x 7'4 (2.39m x 2.24m)**

Tiled flooring. Skimmed ceiling. Single pendant light. Extractor fan. Obscure uPVC double glazed window to the rear elevation. Single panelled radiator. Four piece suite comprising close coupled w.c. Bath. Pedestal wash hand basin. Double width shower cubicle with glass panelled sliding doors and electric shower over with splash back tiled surround.

#### **Outside To The Front**

Block paved driveway with gravelled stones to the side giving parking for approximately five vehicles. Garden laid to lawn with path leading up to the front entrance door. Fencing surrounds the front garden and round to the side with gated access to additional potential parking area which opens up to the rear garden.

#### **Rear Garden**

Large mature rear garden with gravelled area immediately to the rear with garden mainly laid to lawn. Surrounded by shrubs, trees and flower beds. Large timber framed shed included on a hard standing base. Oil tank to the side. Fencing enclosing the rear garden with gated access to the side.

To Note: Google maps does show a nearby runway. This is no longer is use and used as a solar farm.

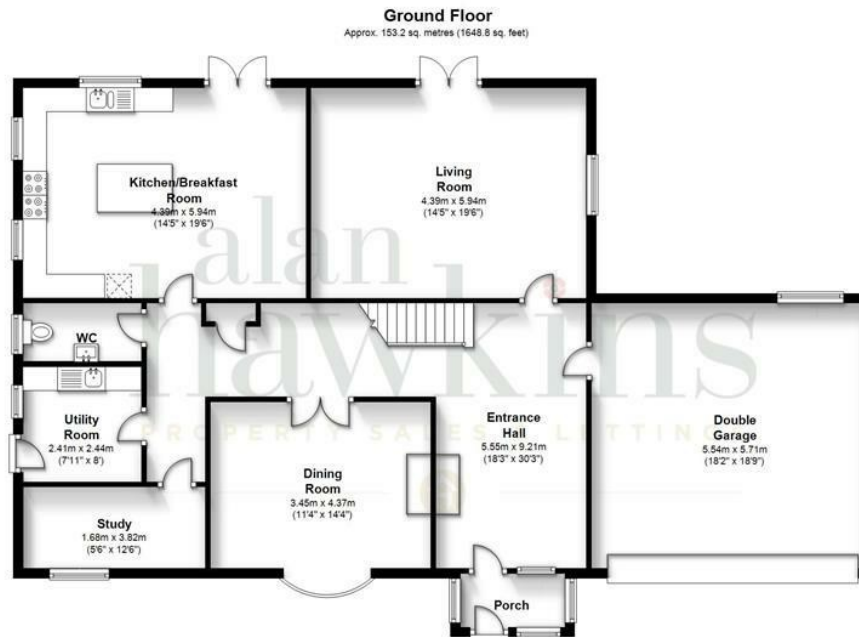








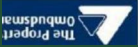




Total area: approx. 291.0 sq. metres (3132.0 sq. feet)

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