

Cobbetts Way  
Milton Lilbourne  
Pewsey, Wiltshire



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## A fabulous contemporary village house with stunning interiors in a popular village in the Pewsey Vale

Cobbetts Way is a contemporary family house blending clean architectural lines, open living spaces and modern materials to create a stylish yet practical family house.

The exterior features a mix of brick and wood cladding, with dark painted window, creating a sleek, modern appearance. Large floor to ceiling windows allow natural light to flood the interiors and create a strong connection between indoor and outdoor spaces.

The house centres around a fantastic open plan living area that combines kitchen, dining and living spaces into one bright and spacious environment. The kitchen includes a large central island, minimalist cabinetry, smart worktops and integrated appliances, and links seamlessly with the garden via large glazed doors. There is also a fantastic sitting room with full height windows and two sets of doors filling the room with natural light and providing a wonderful outlook. The four bedrooms are designed for comfort and flexibility. The main bedroom is situated on the ground floor and has French doors to the garden and adjoins a large bathroom. Upstairs there are three further good sized bedrooms, and a family bathroom with bath and shower.

On the lower ground floor there is a further reception room currently used as a family room, which would also be ideal as a home office or gym. Adjoining this room is a utility room and store room.

The house is approached from the village lane via a gravelled parking area and steps lead up to the front door. The garden lies mainly to the rear of the property where there is an area of lawn edged with mixed flower border, mature shrubs and trees. A wide terrace wraps around the house on three sides creating different areas for enjoying the afternoon and evening sunshine and is ideal for outside entertaining.



**4 bedrooms | 2 bathrooms**  
**Garden | Parking**  
**Village location**  
**2,158 sq ft (201 sq m)**  
**Freehold**

**Guide price £895,000**

### Location

Milton Lilbourne is a delightful village on the edge of the Pewsey Vale, with a thriving local community and easy access to the facilities of Pewsey and Marlborough, as well as fabulous walking and riding country direct from the property. The village is surrounded by farmland and rolling countryside, on the edge of the beautiful Savernake Forest, and there are wonderful walks along the towpath of the Kennet and Avon canal. In the village itself there is a village hall and church which are well supported locally, and there are popular pubs in nearby Wilton and Wootton Rivers. Nearby Pewsey provides an excellent range of local amenities including a large supermarket, various cafes, an art gallery, tennis club and doctors' surgery. There is also a station in Pewsey providing a direct service into London Paddington. The beautiful market town of Marlborough is also nearby and offers a wide range of facilities including a Waitrose supermarket, a range of cafes, restaurants and pubs, and a doctors' surgery and dentist. Larger towns in the area include Hungerford, Newbury, Salisbury, Swindon and Devizes.

There is a great choice of excellent schools in the area, including St Francis Pewsey, Pinewood, Dauntsey's, St John's Marlborough and Marlborough College

Postcode region: SN9

### General

Local Authority: Wiltshire Council

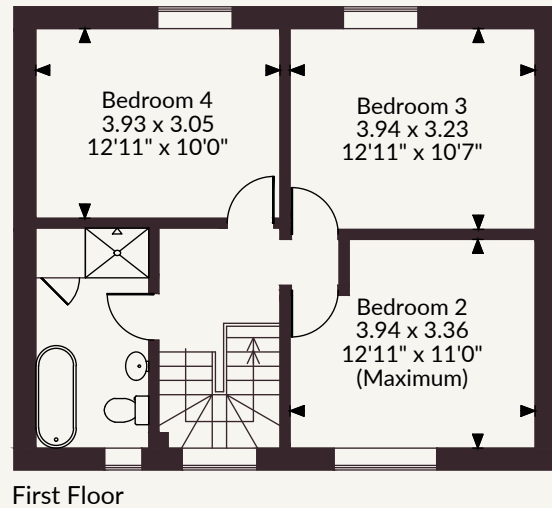
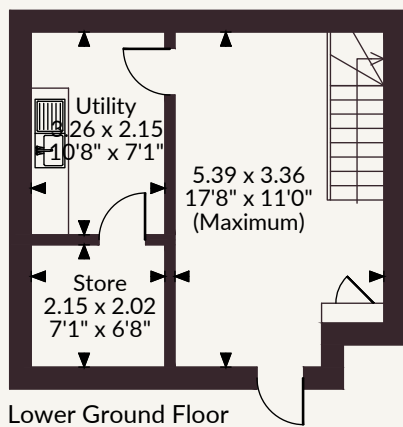
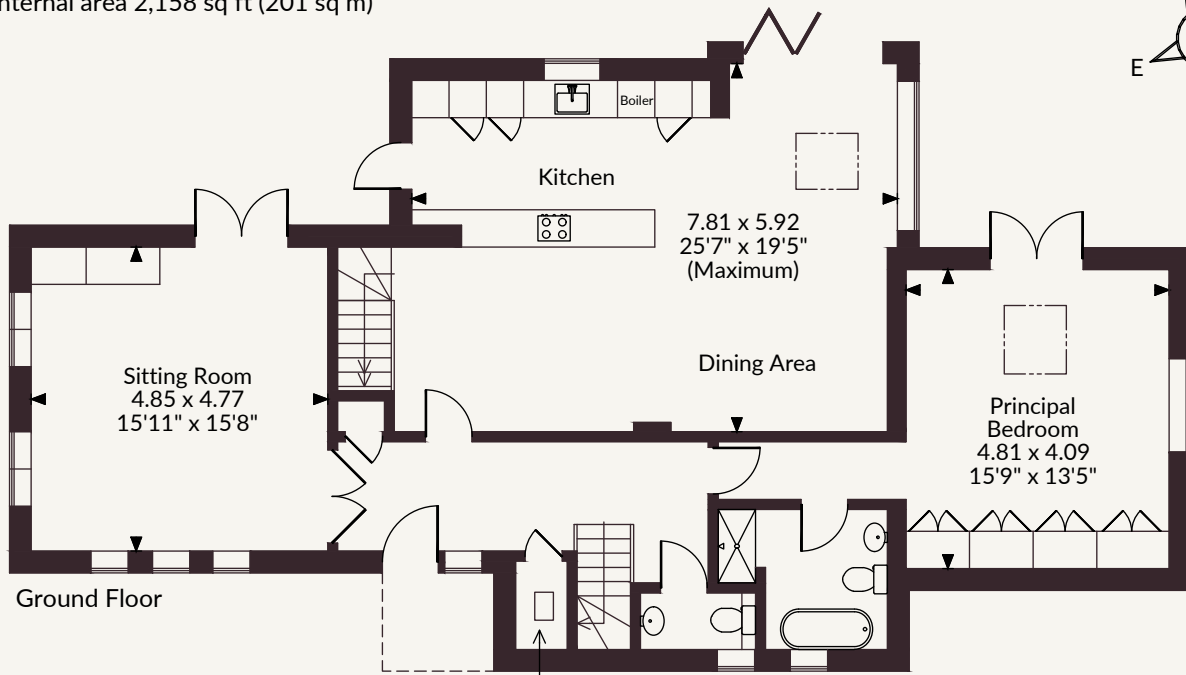
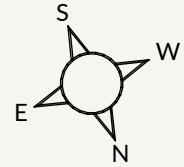
Services: Mains electricity, water and drainage.  
Oil-fired central heating.

Council Tax: Band F

EPC Rating: E

Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>

Cobbetts Way Milton Lilbourne, Pewsey  
 Internal area 2,158 sq ft (201 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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