



FREEHOLD GUIDE PRICE

£375,000

44 Enford Hill

Enford, Pewsey SN9 6AS



A charming three bedroomed semi-detached Grade II listed cottage situated in an elevated position with wonderful far reaching views across open countryside, recently extended with a lovely light dining room with large folding doors that open on to a balcony ideal for alfresco dining.

- Wonderful period cottage
- Much internal character
- Three generous bedrooms
- Recently extended impressive kitchen
- Dining room with folding doors to balcony
- Inglenook fireplace with multi-fuel burner
- Elevated position with views
- Delightful gardens over several levels
- Oil central heating
- Parking



SUMMARY

Benefits of the property include oil fired central heating complemented by the more traditional feature of a multi-fuel burner in the sitting room. The garden is a delight and with its various areas for relaxing. Pewsey is about 15 minutes drive away which caters for everyday shopping and leisure needs with a station for those needing to commute (London Paddington).

GROUND FLOOR

Lobby with stairs up. Bathroom:- with bath having shower over and screen to side, W.C., basin, cupboard housing space and plumbing for washing machine. Sitting room:- with Inglenook fireplace and multi-fuel burner set on stone hearth. Kitchen:- nicely appointed with a range of oak fronted units, sink unit, space and plumbing for appliances, space for range cooker with hood over, open plan through to dining with slide and tilt doors to decking.

FIRST FLOOR

Landing with access to loft space. Three generous bedrooms all with storage space.





OUTSIDE

The house is situated in an elevated location with a wonderful garden which is terraced and on several levels comprising a gravelled area, steps and pathway lead to a terrace, then lawns with pathways and flower borders providing a charming and colourful display. Two garden sheds. By the entrance is unrestricted parking for several cars.

EPC Exempt.





Total area: approx. 110.7 sq. metres (1191.6 sq. feet)



DIRECTIONS

Proceed south on the A345 turning left at Enford onto Enford Hill and immediately left on to an unmade road where the cottage is off to the left.



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