



Country Living!
Asking Price £355,000

Winkworth



COOMBE LANE Enford SN9 6DF



2 2 2 2

A delightful character cottage with modern twists nestled into the village of Enford. Located down a very quiet lane with countryside all around you, all you can hear is birdsong!

The current owners have refurbished, extended and modernised to create a wonderful home.

On the approach through the little wooden gate, you walk down the brick-paved path up to the solid wood porch with wisteria and it feels like you're in the country. You enter into a stunning open plan kitchen/dining living room. The kitchen offers ample storage with large draw spaces and a must have pantry-style cupboard. There is a good array of integrated appliances including a large fridge, dishwasher, washing machine and tumble dryer, a Neff hob, extractor and double oven. The island creates a wonderful centre point with bar stool seating, great for chatting to guests whilst cooking. The lantern roof creates natural light and there are bifold doors to the terrace that invites the countryside in. Double doors lead to a family room which can offer itself as a second living room/study or even third bedroom/guest room. The fireplace with wood burning stove will make for cosy winter nights in watching strictly! You can access the front garden through French doors. A modern shower room completes this floor.

Upstairs there are two double bedrooms, both have storage, with solid oak latch doors. The main bedroom has fully fitted ample wardrobe space along the one side. There is a modern family bathroom.

The garden, which has undergone a redevelopment has a large terrace area with steps up to the lawn and a pergola and gravelled seating area in front of the studio. Further steps lead up to a decked terraced area (with lighting) and the most wonderful views across the fields. Whether you are sipping your morning coffee or watching the sunset, the natural landscape creates a calming backdrop that feels miles away from everyday hustle – yet still conveniently located.





A great addition is the studio which has electricity and Wifi. This would make a lovely office, snug or teenage bedroom. Cleverly built it also benefits from a decent size workshop.

The pretty front garden feels very private with mature hedging, flowers and shrubs. There is also driveway parking for two cars and a shed with electric point.

At a Glance:

- Open plan kitchen/dining/living space
- Family room (which could be a home office, living room, playroom or third bedroom.
- Modern shower room
- Two double bedrooms with excellent storage
- Family bathroom
- Studio, fully insulated, also with workshop
- Front and rear gardens
- Driveway parking for two cars
- Superfast Wifi

Services: Mains Water and drainage, Electric and Calor Gas central heating

EPC:E

Council Tax:B

<https://www.ofcom.org.uk/mobile-coverage-checker>

Coombe Lane is just on the edge of the village. Enford is a charming village, sitting peacefully above a pretty stretch of the River Avon. There is a well-regarded gastro pub, The Swan, a Village Hall and a lovely Church, All Saints. The Michelin starred, Red Lion is at East Chisenbury, just round the corner.



It is ten miles from the market town Devizes where there is a range of supermarkets, independent shops and cafes.

Fourteen miles away is the historic city Salisbury with of course, a wider range of shops and amenities plus a theatre, Cathedral and host of other amenities. There is a station there and another at Pewsey, both providing excellent services into London.

Schooling locally is really good with all ages catered for with Marlborough College and Dauntsey's not far away, plus Chafyn Grove and Godolphin in the private sector and Bishop Wordsworth Grammar School all being within an easy daily commute in Salisbury.

Surrounded by Salisbury Plain, the area is perfect for walking, riding and cycling and there are golf courses at Upavon and North Wilts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

General

Services: Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

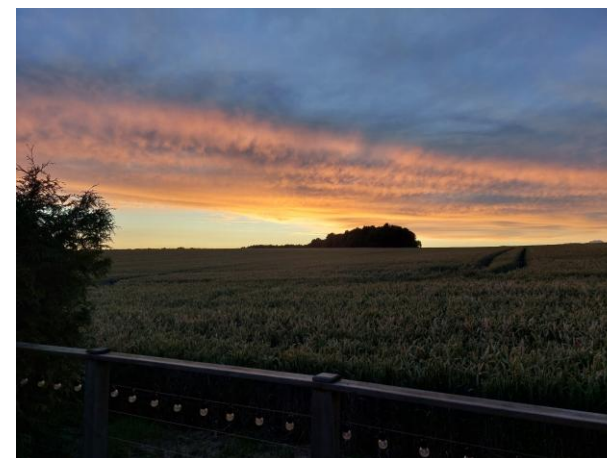
EPC Band: E.

Council Tax Band: B.

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN9 6DF



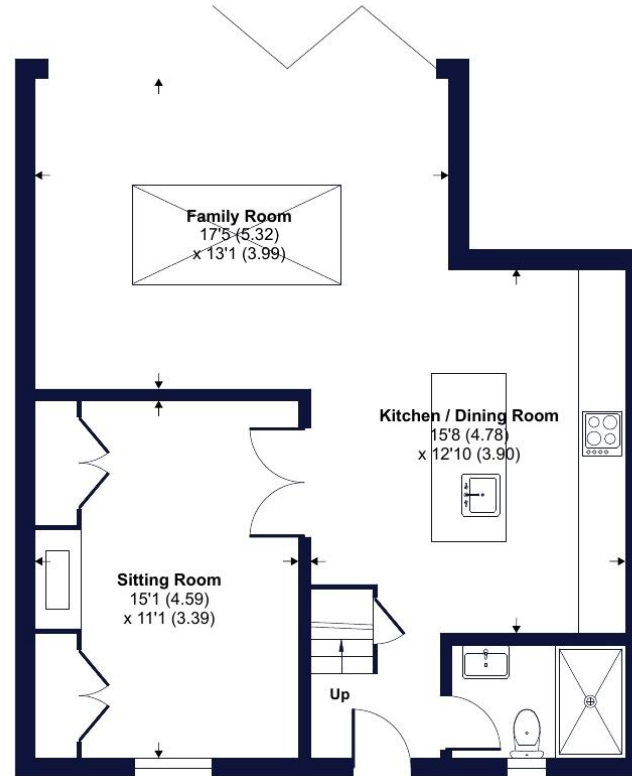
Coombe Lane, Enford, Pewsey, SN9

Approximate Area = 1016 sq ft / 94.3 sq m

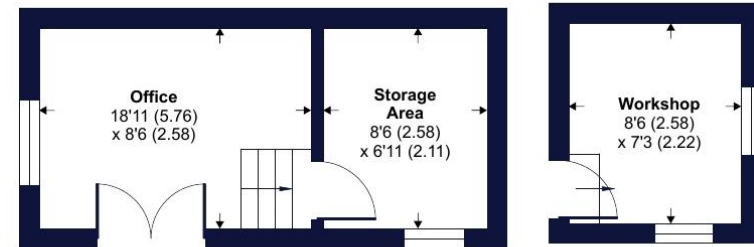
Outbuildings = 222 sq ft / 20.6 sq m

Total = 1238 sq ft / 114.9 sq m

For identification only - Not to scale

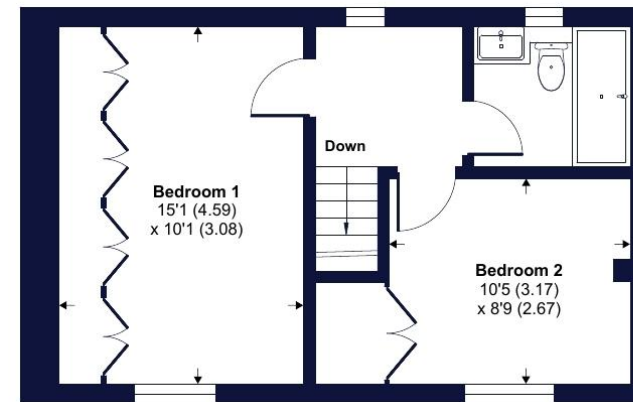


GROUND FLOOR



OUTBUILDING 1

OUTBUILDING 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Winkworth. REF: 1365542

Winkworth

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