



Wilsford, Pewsey  
Wiltshire, SN9



*Beyond your expectations*



---

# An Enchanting Listed Cottage Set Off A Quiet Lane With Views

**Hamptons International**

20 High Street, Marlborough, Wiltshire, SN8 1AA

Sales. 01672 516256

marlborough@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Kitchen/Breakfast room | Sitting room | Dining area | Study/3rd Bedroom | Two Double Bedrooms | Bathroom | Studio/Home Office | Generous Garden | Garage | Parking | Stunning Countryside Views

**Guide Price £499,000 Freehold**

## Description

An absolutely charming Grade II listed thatched detached cottage set on the edge of the village off a quiet lane with unspoilt views over the surrounding and stunning Pewsey Vale countryside. This delightful 'chocolate box' cottage is believed to date from 15th century and has many period features such as exposed ceiling and wall beams and a fabulous inglenook fireplace. The accommodation comprises of a kitchen with a wide range of cupboards with work surface over and with space for appliances and with an integrated cooker. The sitting room is a lovely room with much character and features a large inglenook fireplace fitted with a wood burning stove and unlike many cottages of the same age has good ceiling height with an open plan living dining room and large windows making it lighter than most traditional cottages. There is a study/third bedroom and the ground floor and a spacious bathroom is fitted with a white suite.

On the first floor there are two generous double bedrooms.

## Outside

The attractive walled gardens are a particular feature of the cottage and include a traditional thatched cob wall. The garden offers a high degree of privacy and is mainly laid to lawn and set with beautiful cottage style flower borders, many fruit trees and a vegetable garden. There is a detached garage with parking to the front and also a detached studio or home office.

## Location

The pretty and unspoilt village of Wilsford lies in the heart of the Pewsey Vale. As with all Pewsey Vale villages there is a good community with activities being centred on the church and village hall and in the close neighbouring village of Marden is a well regarded gastro pub 'The Millstream'. There are a number of well-regarded primary schools locally. The small market town of Pewsey lies to the east and provides a good range of shops and amenities for day to day needs together with a railway station with services to London. The larger market towns of Devizes and Marlborough offer a more comprehensive range of services and amenities. The surrounding countryside offers excellent opportunities for walking, riding and other country pursuits and the Kennet and Avon canal lies a short distance to the north.


Transport links are available by rail from Pewsey (6 miles) with express trains into London Paddington (70 mins). For the motorist road links to the A303/M3, and M4 are within easy reach.

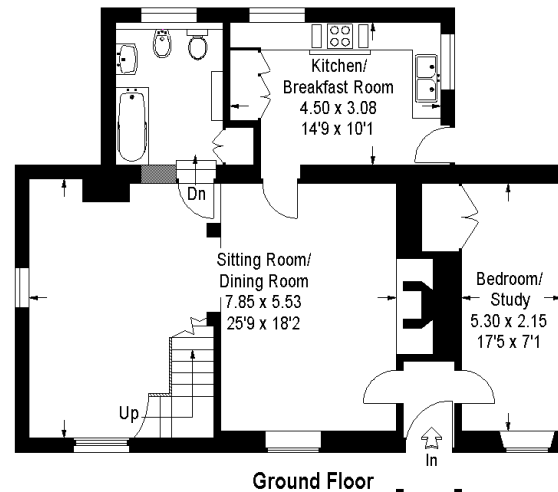
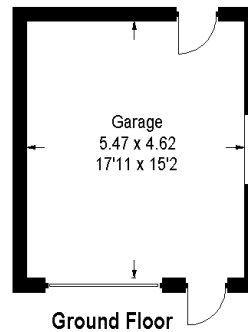
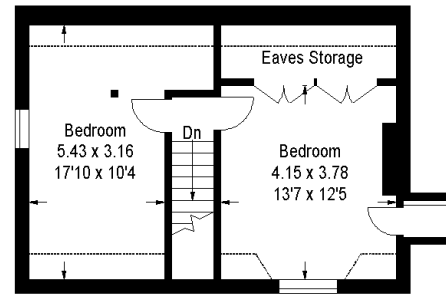




## Wilsford, Pewsey

Approximate Gross Internal Area:-  
130 sq m / 1399 sq ft  
Garage :- 26 sq m / 280 sq ft  
Total :- 156 sq m / 1679 sq ft

 = Reduced Headroom  
Below 1.50m / 5'0"



FLOORPLANZ © 2007

01483 755510 Ref 27031

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



