



Plum Lane, Wedhampton  
Devizes, Wiltshire, SN10



*Beyond your expectations*



# Beautiful Detached Three Bedroom Thatched Cottage

Hamptons International

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

Entrance Porch | Kitchen | Dining Room | Sitting Room | Conservatory | Master Bedroom with En suite  
Shower Room | Two Further Bedrooms | Family Bathroom | Attractive Garden | Detached Garage/Workshop  
| Village Location | Oil Fired Central Heating | Secondary Double Glazing

Guide Price £595,000 Freehold

### Description

Timbers is a delightful detached recently rethatched three bedroom cottage filled with period charm. A pretty part glazed entrance porch leads directly into the fabulous kitchen which has been designed to the highest standards, with Silestone worktops, hard wood breakfast bar, ample storage, water softener, integrated Miele appliances, including ovens, a large fridge and freezer, dishwasher and a large ceramic hob with a Wolf down draft extractor fan and Siemens washing machine. The kitchen also benefits from electric underfloor heating. There are two main reception rooms, a dining room with stairs to the first floor, an open fireplace with brick surround, exposed beams and stonework and a small corridor leading to a dual aspect sitting room. There is another impressive fireplace with a Jotul woodburning stove, storage cupboards and glass doors to a bright and airy conservatory with views over the garden. There is a guest WC and an additional door to the driveway. On the first floor there is a spacious landing, with eaves storage, a master bedroom with fitted wardrobes and dressing table plus a beautiful en suite shower room, designed around the fabulous stonework of the chimney. There are two further bedrooms and a delightful family bathroom, with exposed beams and stained glass window. This elegant cottage has contemporary elements that sit within plenty of period details.

### Outside

The cottage is approached via a large driveway with

plenty of parking and is surrounded by mature trees, shrubs and well stocked borders. On the Western elevation there is an ornamental knot garden with pond and remote control lighting. The main garden has a lovely patio/sun terrace, excellent for entertaining, with an area laid to lawn. The large garage/workshop with remote control door offers flexible storage space over two floors.

### Location

Timbers is set in the pretty village of Wedhampton. Pewsey lies about 7 miles to the east and provides a good range of amenities and rail services to London Paddington and the South West. The market towns of Devizes (about 3 miles) and Marlborough (about 12 miles) offer a comprehensive range of services and amenities. The surrounding countryside is designated an Area of Outstanding Natural Beauty and offers good walking and cycling opportunities.



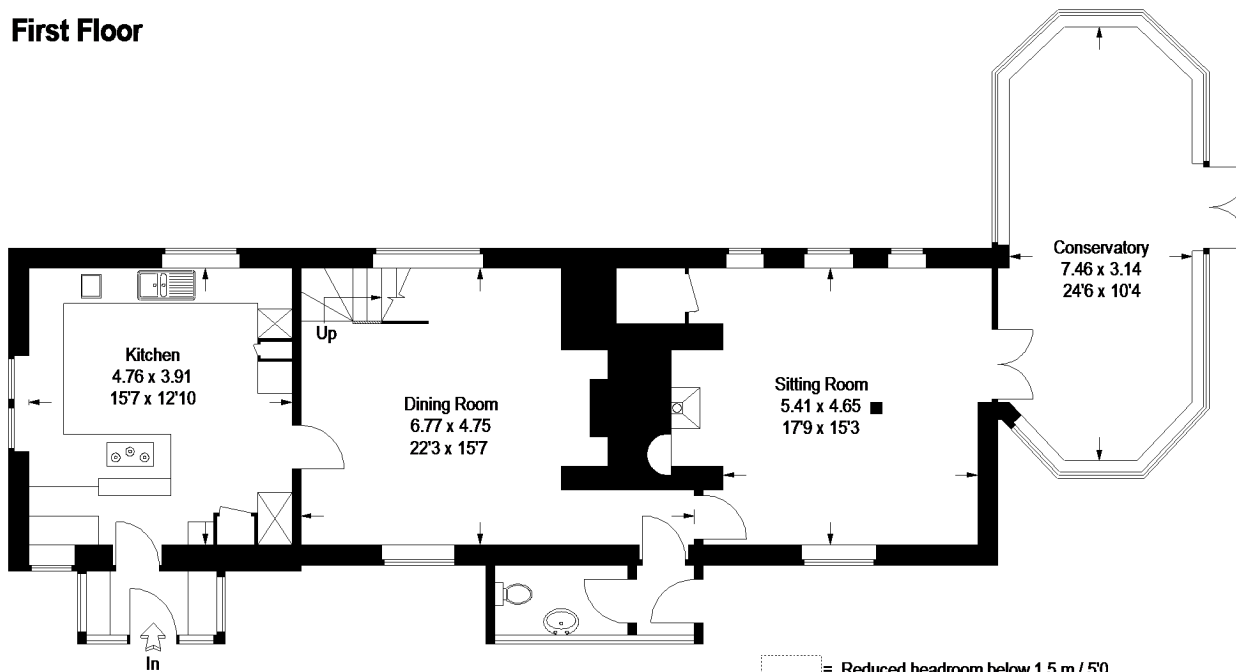
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	35
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Timbers, Plum Lane, Wedhampton, Devizes

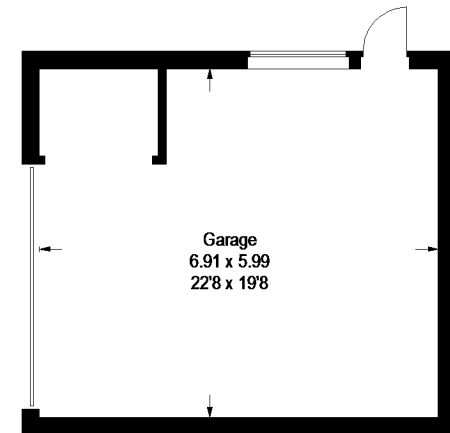
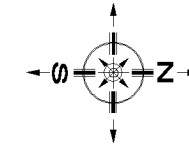
Approximate Gross Internal Area = 198 sq m / 2132 sq ft  
 Garage = 41 sq m / 441 sq ft  
 Total = 239 sq m / 2573 sq ft



**First Floor**



**Ground Floor**



**Garage**

(Not Shown In Actual Location/ Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref 170517

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. 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.



