



**AN ELEGANT AND BEAUTIFULLY PRESENTED BUNGALOW** Guide Price £500,000 Freehold

**Winkworth**



**PADDOCK COTTAGE, PEWSEY ROAD, RUSHALL,  
WILTSHIRE, SN9 6EN**

**Sitting peacefully in the Pewsey Vale, Paddock Cottage has been updated and improved by the current owners and sits quietly behind a spacious front garden and with far reaching views across fields from the rear.**

A rare opportunity to secure an immaculate bungalow sitting within nice gardens and ready for a new owner to move straight into. The spacious accommodation is filled with light with good size rooms and a real feeling of comfort.

**AT A GLANCE**

- enclosed lobby
- master bedroom with ensuite wet room
- two further bedrooms
- family bathroom
- sitting room with wood burner
- kitchen / dining room with Rayburn
- utility room and cloakroom

**Outside:**

The private driveway leads to a spacious double garage. To the rear, an enclosed garden mainly laid to lawn. To the front is a pretty garden mainly laid to lawn with herbaceous borders and mature plants.

**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band D

EPC Band E



## LOCATION

Rushall is a pretty and popular village with a well used community hall in the centre. Surrounded by the glorious Wiltshire countryside, there are lovely walking, riding and cycling opportunities all around.

Pewsey its just under four miles to the east and has a good range of independent shops, cafes and a useful Coop store. The station there has trains getting into London Paddington in just over an hour.

Devizes and Marlborough, two bustling market towns are almost equidistant at around ten miles in opposite directions. Both have a wide range of shops, supermarkets (including Waitrose, M and S Food, and Lidl). There is a wide annual timetable of festivals, carnivals and events in both as well as leisure centres, gyms, cinema and libraries.

## DIRECTIONS

From our Devizes office, drive up Long Street and turn left at the mini roundabout onto Southbroom Road. At the next roundabout turn right onto the Nursteed Road (A342) and stay on this road for approximately 9 miles. At the T junction, turn left and after approximately 200 yards, the house will be on the right hand side.

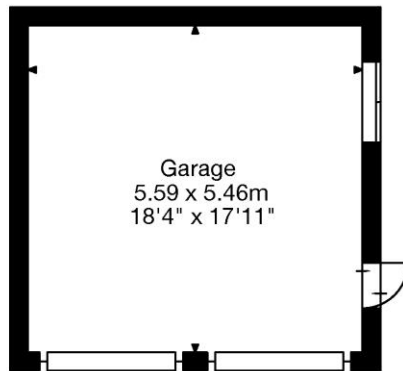


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

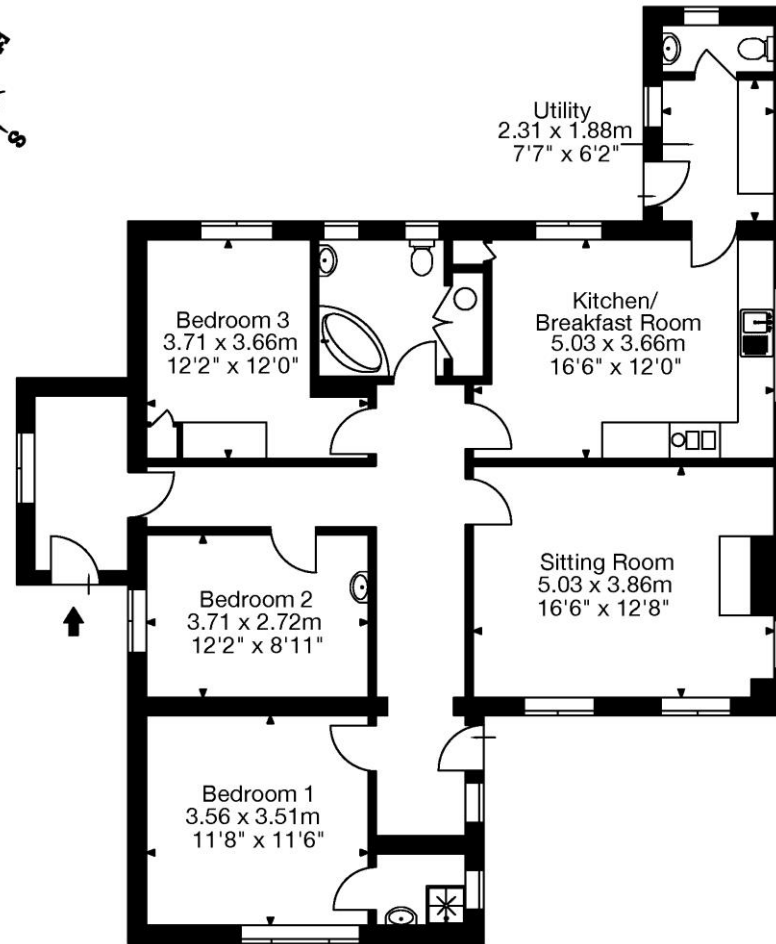


Paddock Cottage,  
Pewsey Road,  
Rushall SN9 6EN

Main House  
1213 Sq Ft - 113 Sq M  
Garage  
328 Sq Ft - 31 Sq M  
Total Area  
1541 Sq Ft - 144 Sq M



Garage



Ground Floor

Capture Property Marketing 2019. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Devizes | 01380 729 777 | devizes@winkworth.co.uk

winkworth.co.uk

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