



**AN EXCEPTIONAL PLACE TO LIVE** Guide Price £1,500,000 Freehold

**Winkworth**

## VALE COTTAGE, STERT, WILTSHIRE, SN10 3JE

Set in one and half acres of gardens and meadow, with wonderful far reaching views and lovely walking right on the doorstep, this pretty property has space for the family, the extended family and even for paying guests in the versatile and well presented accommodation.

An outstanding property in a truly wonderful location. Vale Cottage is the ultimately adaptable home, with a substantial Grade II listed main house, a very large barn conversion on the other side of the driveway and one of the most lovely rural views in Wiltshire, across its own formal gardens and meadow.

### AT A GLANCE

#### Main House

entrance lobby / boot room

cloakroom / utility

kitchen

garden / dining room

sitting room with wood burner and doors to the garden

#### Upstairs:

three bedrooms

landing study area

bathroom and shower room

#### The Barn

##### Ground floor:

very large open plan sitting / dining room

kitchen

bathroom

laundry room

##### First floor:

a large wooden spiral staircase leads up to a very large open plan sitting / bedroom

second bedroom

##### Lower ground floor:

a large wooden spiral staircase leads down to a very large garage / games room and store room



## Outside:

a gravelled in and out driveway with plenty of parking formal gardens to the side and rear of the house meadows on a gentle slope lead down to a large pond in all, circa 3.7 acres

## LOCATION

Stert is a small hamlet, set between the end of the Pewsey Vale and Salisbury Plain and set away from busy roads and noise. There is a pretty church and real sense of community here and, as the road leads nowhere, no passing traffic. Just two miles from the market town of Devizes, there is a well stocked farm shop, cafe, hairdresser and other amenities at Planks Yard, half a mile away.

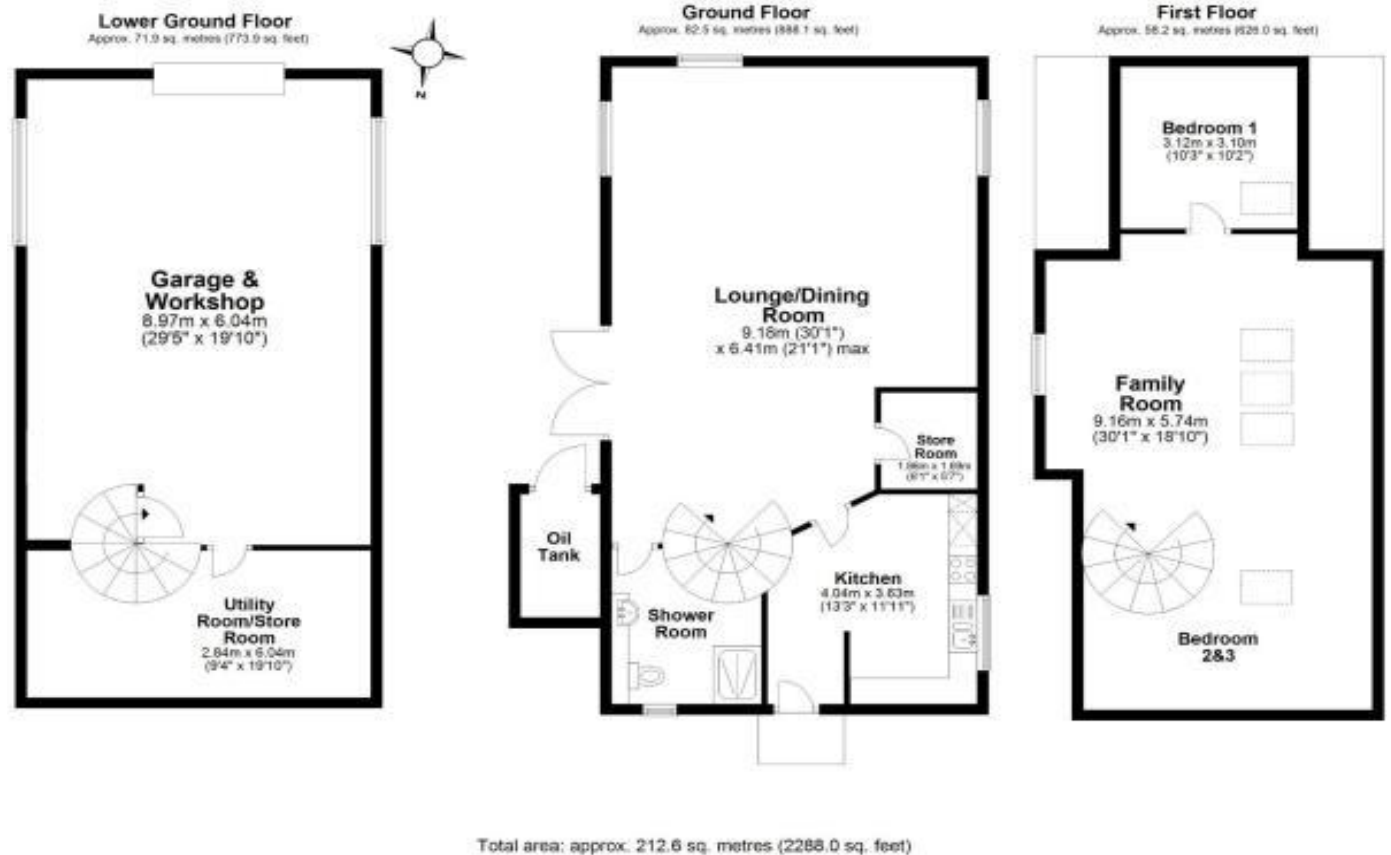
Devizes itself is home to a range of independent shops, supermarkets, cafes and bars. There are doctors and dentists, library, museum, cinema (being refurbished) and theatre. There is a lively music and festival scene in the town and of course, the famous Kennet and Avon canal runs through the middle.

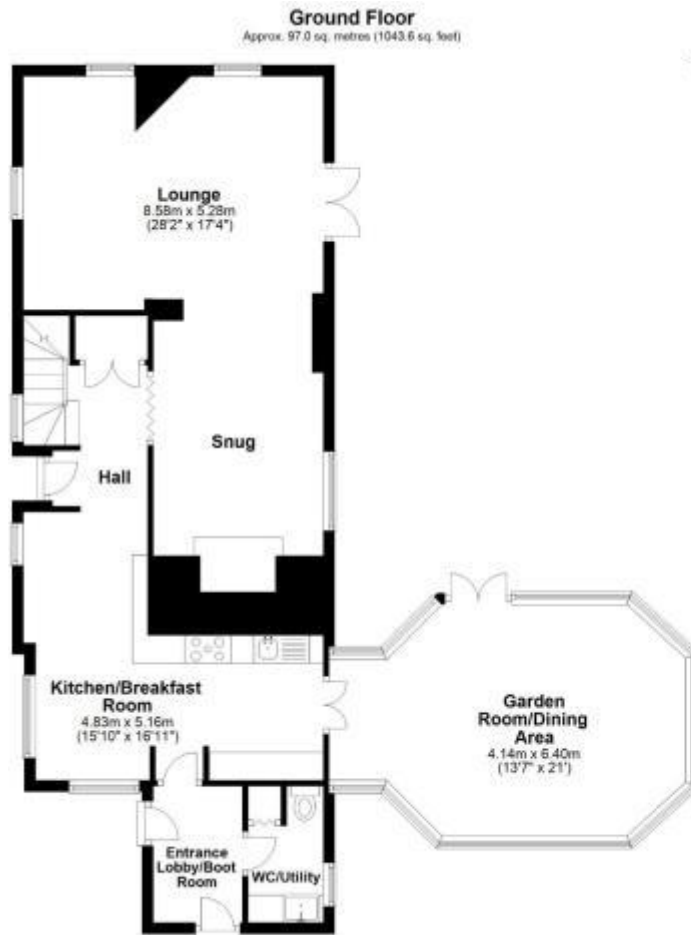
Schooling is particularly good locally with primaries in nearby Urchfont and Nursted. Lavington and Devizes secondary schools are both within a couple of miles. In the private sector, Dauntsey's, Marlborough College, St Mary's and St Margaret's Calne are all within an easy daily commute.

Access to the M4 and M3 is within half an hour and there are mainline stations at Chippenham and Pewsey both going into Paddington in around 70 minutes.

## DIRECTIONS

From Devizes, head out on the Nursted Road, A342 towards Andover. Continue past the Fox and Hounds public house and take the second turning on the right after around half mile, signposted to Stert. Follow the lane and go 'down' rather than up when the church is sign posted. At the next split in the road, take the right fork and carry on for around a hundred yards. Vale Cottage will be found on the left.





Total area: approx. 164.1 sq. metres (1766.2 sq. feet)