



Timeless Grade 11 listed thatch overlooking the village green

£825,000

Winkworth



WILCOT, PEWSEY, SN9 5NN



4 4 3 Ample

Charming cottage in a village setting with four bedrooms, four reception rooms, double garage, outbuilding and ample parking.

Tucked away in an idyllic village setting, this charming grade 11 listed semi-detached thatched cottage enjoys a picture-perfect outlook across the village green. Brimming with period character, the home blends timeless charm with inviting, well-proportioned living spaces, creating a wonderfully welcoming atmosphere throughout.

With its storybook thatched roof, pretty elevations and peaceful green-front aspect, the cottage offers a rare opportunity to enjoy quintessential village life. Whether watching the seasons change from the rear garden or strolling across the green to the heart of the village, this is a home that truly captures the romance and tranquillity of rural living.

Boundary cottage which has been newly re-thatched and modernised by its current owners offers versatile living space which works well for growing families or downsizers.





As you enter, to the right is a cosy cottage living room for enjoying winter evenings in with exposed beams and brick fireplace with wood burner creating a warm, snug atmosphere. The heart of the home, kitchen/dining space has ample cupboards and worktops with Aga and also benefits from a large range, the dining space has french doors that go out to the rear garden and there is a generous shower room. Designed for modern living the kitchen transitions into the large open plan versatile space which could be another living room, playroom or office. The conservatory/garden room is ideal for more formal dining to entertain. There is a large utility room with plenty of room for laundry, storage, and everyday essentials” with a door to access the back garden.

Upstairs are four generous doubles and a family bathroom. The principal bedroom is spacious with built in wardrobes and ensuite and lovely views to the back garden and beyond.

At the front is a generous driveway, through gates into the rear garden with further parking. A Double garage with planning permissions and an outbuilding which is listed (also with planning) that could make a wonderful office space. The outside kitchen/dining space which has been added by the current owners is a real feature and will make you the envy of your neighbours! Includes work tops, built in barbeque, raised bar area with high stools overlooking the cricket pitch, perfect for entertaining on those long summer evenings.





At a Glance:

- Semi-detached four-bedroom cottage in the heart of the village
 - Living room
 - Kitchen/breakfast room
 - Utility
 - Shower room
 - Large open plan living space snug/playroom/office
 - Conservatory
 - Four double bedrooms, the principal bedroom being very generous has fitted wardrobes and an ensuite and views to the garden.
 - Family bathroom
 - Double garage (with planning permissions)
 - Outbuilding (with planning permissions)
 - Outside kitchen BBQ area
 - Ample driveway parking
 - Rear Garden overlooking the cricket pitch
- Services: Mains Water and drainage, electric and Oil central heating.

EPC: Exempt
Council Tax:E

Planning issued for extension and garage conversion
PL/2022/08887 issued 28/09/2023



Wilcot is a pretty Wiltshire village centred around a traditional village green with a great public house The Golden Swan, cricket club and the Holy Cross Church. The Kennet and Avon canal passes through the village. Wilcot lies about 1½ miles from the small market town of Pewsey, which offers a good range of services for day-to-day needs including a Co op, and the rail station with services to London Paddington. The larger market town of Marlborough (about 7 miles) offers a wide range of facilities and the larger centres of Salisbury, Andover, Newbury and Swindon are within easy striking distance. The M4 motorway lies to the north and the A303 (M3) to the south. The surrounding countryside is designated as an Area of Outstanding Natural Beauty.

There is good schooling in the area with Woodborough CofE Primary just 3.4 miles and St Mary's and Preshute Primary located in Marlborough 10.1miles. St Francis Private option is located in nearby Pewsey. Pewsey Vale and St Johns Academy in Marlborough offer secondary options or Marlborough College and Dauntseys for Private.



The Green, Wilcot, Pewsey, SN9

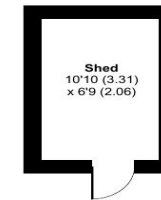
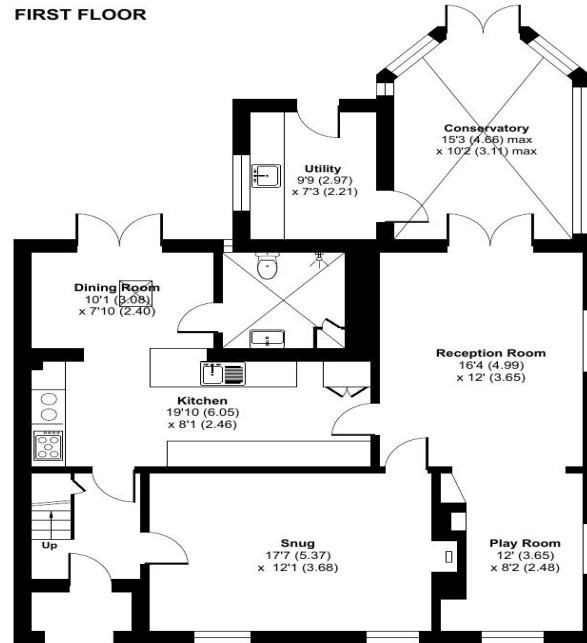
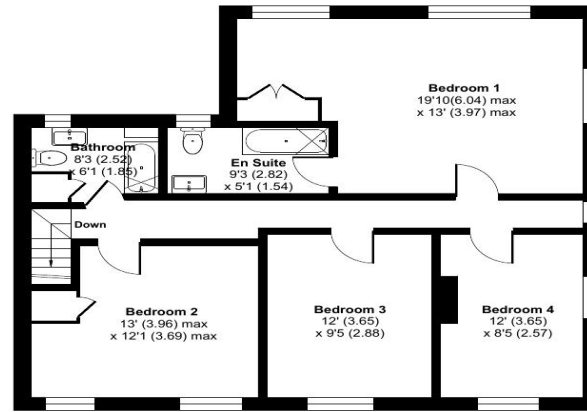
Approximate Area = 1948 sq ft / 180.9 sq m

Garage = 385 sq ft / 35.7 sq m

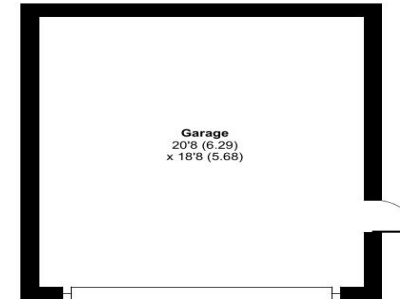
Outbuilding = 73 sq ft / 6.7 sq m

Total = 2406 sq ft / 223.3 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rutherfords Property Limited. REF: 1406989

