



Available to rent from January, this thoroughly charming detached thatched cottage in the heart of Wootton Rivers
Rental £2800 PCM

Winkworth



PHEASANT COTTAGE, WOOTTON RIVERS, SN8 4NH

Pheasant cottage is a thoroughly charming grade II listed, detached thatched cottage in the much sought-after village of Wootton rivers, in an Area of Outstanding Natural Beauty (AONB).

The cottage has undergone refurbishment by its current owner and is beautifully presented throughout. It has maintained its period features with modern touches, exposed beams and an abundance of character and charm.

You enter a spacious boot room, useful for getting rid of those mucky wellies after countryside walks, and then into a very inviting lounge/dining room, triple aspect, so full of light with impressive inglenook fireplace with wood burning stove set into the chimney breast with tiled floor. This leads into the snug, which also includes inglenook fireplace and wood burner. The fireplace still has the recesses which many years ago would have been where they baked bread and the wall hatch in the snug still exists where bread went to prove. There is a door from the snug into a very useful office or storage room, and French doors that lead to the front courtyard. Down a few steps takes you in to a good size breakfast room, with a back door into the garden. The newly fitted cottage kitchen still has a large fireplace with ample cupboard spaces and includes integrated dishwasher, washing machine, a free-standing fridge/freezer, and tumble dryer, and hob with double ovens with built in microwave.

Upstairs, you will find large master bedroom which leads on to the second double bedroom with built in storage and an ensuite shower room. Across the landing, you will find the bathroom with separate shower and roll top bath. Off the corridor, there is another large double bedroom with useful wardrobe space and storage in the eaves.

The house is accessed turning off the road and up the gravelled driveway, where there is parking for three cars, and a very pretty, private courtyard garden out front.

Through the arched iron gate, a delightful, enclosed Southwest facing private cottage garden, with an apple tree and mature borders filled with perennial flowers. A haven for birds, butterflies, and other wildlife. Stepping stones lead up to the garden office, recently renovated, and could be a useful fourth bedroom. It has French doors to its own sun deck, to enjoy the peace and tranquillity of village life. It has electric and heating, with superfast broadband.

Pheasant cottage, being in the heart of the village is within easy reach of the popular Royal Oak pub, which has themed nights. A short walk to the canal, and lovely countryside walks (including the ancient Savernake Forest). Only a 10 minute drive to the market town of Marlborough, with access to all its amenities. Pewsey train station is 10 minutes away, 1 hour ride to London.

Services: Mains water and drainage, Electric, and Oil central heating (all new heating system)

EPC: E

Council Tax Band: E

Holding deposit x 1 week rent £646.15

Security deposit x 5 weeks rent £3230.77

LOCATION

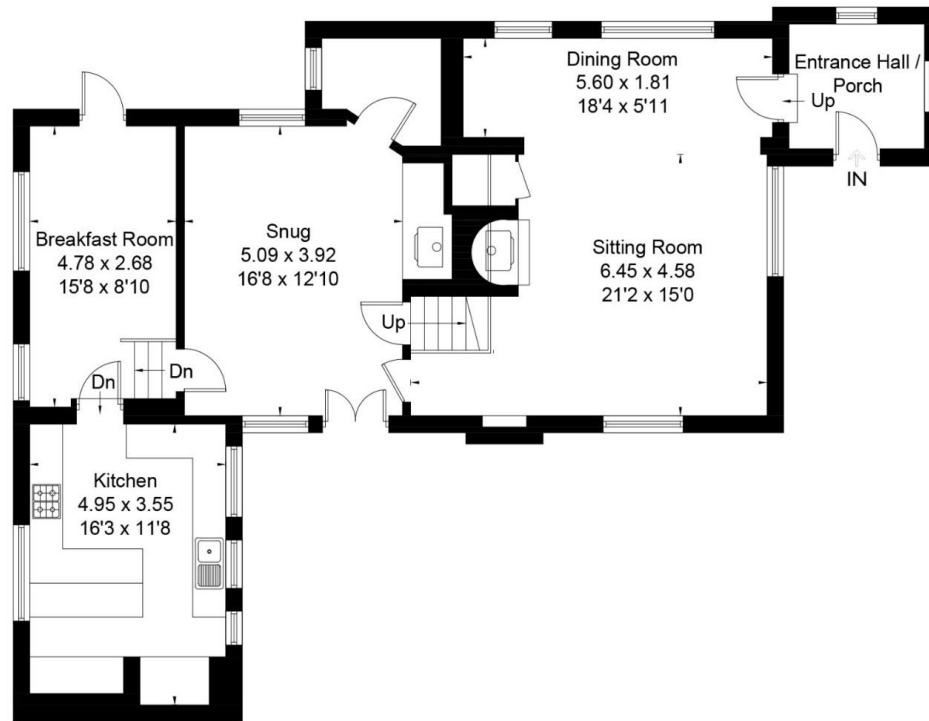
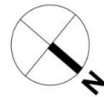
This attractive village is situated just west of Savernake Forest, in an Area of Outstanding Natural Beauty and adjacent to the Kennet and Avon Canal, in the Vale of Pewsey. It is a very popular and desirable village with a predominance of attractive period houses. It has local amenities including a fine pub/restaurant and a church. It is five miles south of the historic market town of Marlborough with a decent range of shops and amenities. There are good communications by road via the A4 and M4 (Junction 14) and by rail just 10 minutes away via Pewsey Station (London Paddington in an hour)



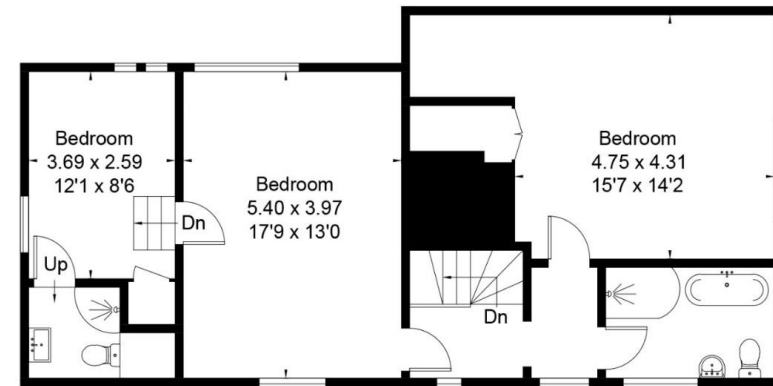
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 184.4 sq m / 1985 sq ft
 Outbuilding = 14.2 sq m / 153 sq ft
 Total = 198.6 sq m / 2138 sq ft

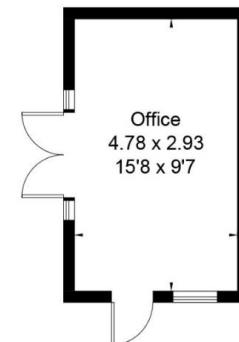


Ground Floor



= Reduced head height below 1.5m

First Floor



(Not Shown In Actual Location / Orientation)

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