



THE CROWNING GLORY

GUIDE PRICE £750,000 FREEHOLD

Winkworth



CROWN COTTAGE, ORCHESTON, WILTSHIRE, SP3 4RW

A super detached period house with masses of space, a beautiful garden and great potential for extended family living or added income from a spacious annexe.

Dating back at its earliest to around 1550, Crown Cottage is a well maintained, mellow house with the end wall featuring the lovely local stone and flint chequer board. The peaceful location is removed from noisy roads and is arranged over three floors with accommodation that is both spacious and hugely adaptable.

AT A GLANCE

GROUND FLOOR:

- Entrance hall
- Dining room and study area
- Sitting room
- Kitchen / breakfast room
- Garden room
- Loo and store room
- Utility room
- Drawing room
- Annex

FIRST FLOOR:

- Master bedroom with ensuite bathroom and dressing room
- Double bedroom with ensuite shower room

SECOND FLOOR:

- Very large attic double bedroom / sitting room with ensuite shower room

OUTSIDE:

- Attractive gravelled driveway around a central tree
- Three bay car port



ANNEX

- Large bedroom
- Ensuite bathroom
- Sitting room with doors to a private garden
- Reception room/second bedroom

SERVICES

- Mains water, drainage, electricity
- Oil fired central heating.
- Wiltshire Council Tax Band F
- Grade II listed so EPC exempt

LOCATION

Just thirteen miles from the market town of Devizes and about the same distance from the historic city of Salisbury. Orcheston is a pretty hamlet nestled into The Plain just mile from Shrewton, perfectly placed with a good primary school and village shop.

There is wonderful walking, cycling and riding all around on the Plain and of course, Salisbury itself has excellent schooling for all ages in both the grammar set up and in the private sector. There are several supermarkets, lots of independent shops, cafes and restaurants and a vibrant weekly produce market.

Devizes, in the other direction has many of the same qualities but on a rather smaller scale!

There is a mainline station and easy access to the A303 and M3 to the south.

DIRECTIONS

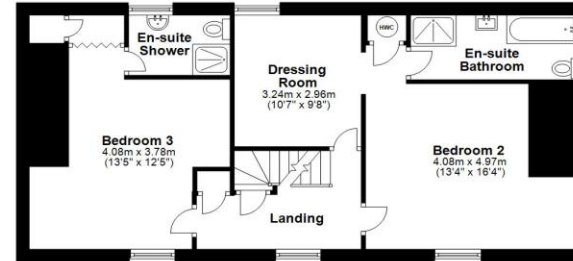
From our office in Salisbury, take the A360 towards Devizes and drive through Shrewton. Continue up the hill and onto the straight towards Devizes and turn right at the signpost towards Orcheston. Drive down the hill and turn left at the crossroads. Carry on for about five hundred metres and the house will be seen on the right hand side, just on the bend in the lane.



Ground Floor
Approx. 202.1 sq. metres (2175.3 sq. feet)



First Floor
Approx. 73.8 sq. metres (794.2 sq. feet)



Second Floor
Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 326.2 sq. metres (3510.8 sq. feet)

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