



**Country Cottage with Views Over the Village Green and Backing on the Cricket Field**

Guide Price £595,000

**Winkworth**



## BOUNDARY COTTAGE, 11 THE GREEN, WILCOT, SN9 5NN

In the perfect position within the pretty hamlet of Wilcot, this gorgeous cottage backs right on to the cricket field and has views to the front across the village green. In need of modernisation, this would make the perfect family home in the country.

For sale with no onward chain, Boundary Cottage is Grade II Listed and has a wealth of character and charm; from the stone exterior to the open fire and beams. This home offers flexible accommodation that includes, living room, snug, dining room and conservatory, and the large kitchen is open to the dining area with doors out to the garden. There is also a utility room and a wet room downstairs. Upstairs there are four bedrooms and the main bedroom benefits from an ensuite bathroom.

The large south facing rear garden backs directly on to the cricket pitch and is a real haven. There is a large, detached garage/workshop and an outbuilding to the side of the property and a large gated drive at the front.

You can easily access fabulous walks and Pewsey is a five minute drive away for all your amenities and to access the train station.

### At a Glance:

- Grade II Listed
- Semi Detached
- Three Reception Rooms
- Kitchen / Dining Room
- Four Bedrooms
- Two Bathrooms
- Large garden
- Detached Garage / Workshop
- Outbuilding
- Gated Driveway Parking

Services: Mains drainage, electric and water. Oil central heating.

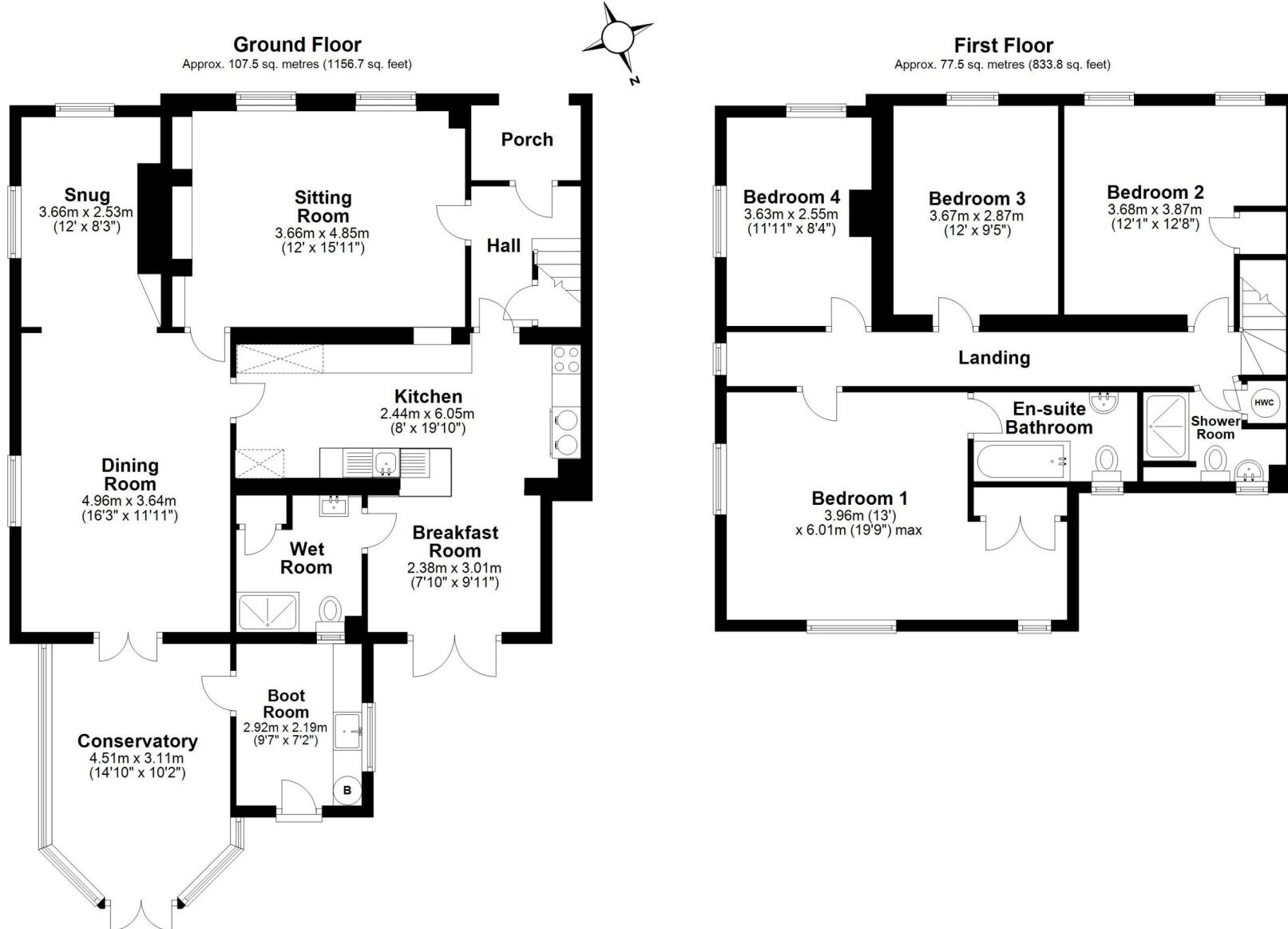
Council Tax: E



## LOCATION

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.





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