



**A little cottage with a lot of heart!**

£410,000

**Winkworth**



## MANNINGFORD BOHUNE, PEWSEY, SN9 6JP



**Charming two bedroom terraced cottage, with a large garden, workshop, summerhouse, back access, garage and parking.**

A charming terraced two bed cottage with rural views dating back to 1850.

Step into a storybook escape. This enchanting cottage is full of warmth and charm, with inviting interiors and a tranquil ambiance that soothes the soul. Perfect for slow mornings, fireside evenings, and a simpler way of living, it's a place where memories are made and time feels unhurried.

Don't be deceived, there is a lot to enjoy here!

Accessed at the front by a picket gate, and paved path, as you enter the hallway the living room welcomes you in, with fireplace with brick hearth and cast-iron effect wood burner, exposed beams and french doors to the back garden, perfect for those cosy winter nights. The country cottage kitchen with wood-burning stove feels like the heart of the house—warm, lived-in, and quietly comforting. Space for dining, ample cupboards, electric oven with 5 ring gas hob, space for a under counter washing machine this flows into a useful utility/boot room with stable door to the garden.

Upstairs are two double bedrooms one with fitted wardrobes and a modernised shower room.





The cottage garden is a joy to behold, beautifully maintained by the current owners. Via a private path at the rear through the gate and into the large garden, under the arbour the gravelled pathway named 'candy cane lane' which is full with climbing roses in the summer leads you to a tranquil seating area well positioned to enjoy those long summer nights. The pergola with wisteria and roses is a quiet place to enjoy the wildlife. There is a large lawn area, mature shrubs and trees, Copper, Maple and Silver Birch, large workshop with power and separate store on the end also with power and a large summerhouse with electric and front decked area.

Outside there is a single garage with electric and parking in front.

At a Glance:

- Idyllic cottage with rear rural views
- NOT LISTED
- Living room
- Kitchen/dining room
- Utility/boot room
- Two double bedrooms with fitted wardrobes
- Modern shower room
- Large garden
- Workshop with electric
- Summerhouse with electric and front decking
- Garage with electric
- Parking
- Back access

Services: Mains water and private drainage, electric and solid fuel central heating. LPG Gas for hob.

EPC: D

Council tax Band: C



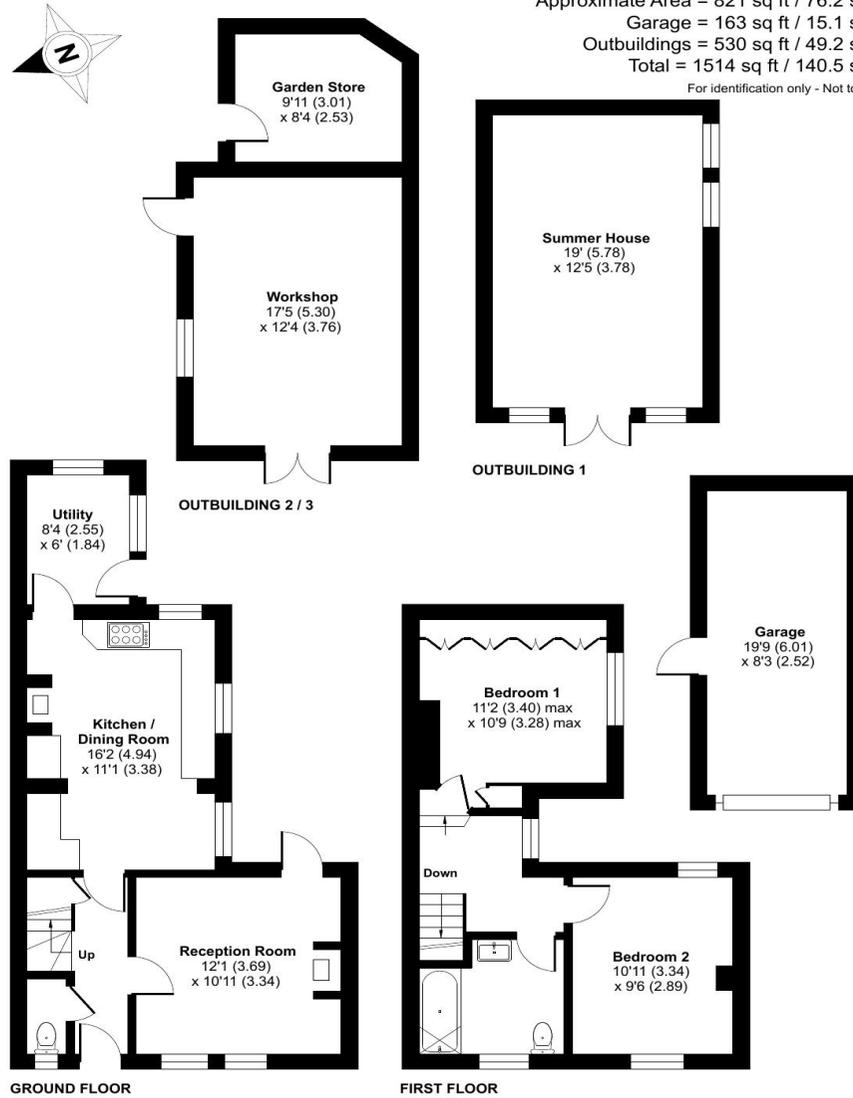
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





# Manningford Bohune, Pewsey, SN9

Approximate Area = 821 sq ft / 76.2 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Outbuildings = 530 sq ft / 49.2 sq m  
 Total = 1514 sq ft / 140.5 sq m  
 For identification only - Not to scale



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: 1405237