



English Gem!
£899,950

Winkworth



EAST GRAFTON, WILTSHIRE, SN8 3DB



Charming cottage in a village setting offering three bedrooms, two bathrooms, living room, large kitchen/dining, utility and large garden with garage and ample parking.

Nestled within the heart of the countryside, tucked away, yet overlooking the village green, this enchanting Grade 11 period thatched cottage is the very definition of quintessential English living. Brimming with character and history, the cottage showcases original features throughout, from exposed timber beams to a welcoming fireplace that has warmed generations.

Outside, the rose-clad façade and manicured cottage garden create a picture-postcard setting, offering a peaceful retreat where time appears to slow. Inside, every room tells a story — a rare blend of rustic charm and gentle elegance.

Walking through the wrought iron gates up to the little thatched porch you are immediately smitten.

Upon entering, you are welcomed into a charming entrance hallway that immediately sets the tone for the cottage. Rich with period character, the space offers a warm and inviting first impression, hinting at the history and craftsmanship that unfold throughout the home. The cottage living room is full of warmth and character, where exposed timbers, soft natural light, and a welcoming fireplace (with cast iron electric woodburner) create a space perfectly suited to quiet evenings and relaxed country living. Off the hall is a large open plan kitchen/dining space with doors out to the cottage garden, which is both practical and inviting, ample cupboards with built in appliances, granite work tops and range cooker are thoughtfully arranged to provide a comfortable area for cooking, dining, and gathering, while retaining the character and warmth expected of a period cottage. The large utility space seamlessly flows from the kitchen and offers more storage, work tops and space for a washer machine and dryer. The stable door leads you into the garden. Downstairs also offers a shower room.





Upstairs there is a large landing area which could offer as a study space. The principal bedroom with vaulted ceiling, fitted wardrobes and views to the garden and the village green is a WOW! There are two further double bedrooms (one with built in wardrobes), and one accessed through the other and a family bathroom.

The garden enjoys a sweeping lawn, flowering borders, and shaded corners create a series of inviting outdoor spaces, ideal for quiet reflection, entertaining, or simply enjoying the changing seasons. A hidden summer house, vegetable and fruit beds and large greenhouse complete the garden. This tranquil setting offers the rare luxury of space, privacy, and the timeless beauty of the English countryside.

There is a single garage with parking in front along with further parking at the property. The property also owns a small section of the village green.

This is a truly special home for those seeking heritage, romance, and the enduring beauty of rural England.

At a Glance:

- Country cottage in a village setting
- Living room
- Open plan Kitchen/dining area
- Utility
- Shower room
- Three Bedrooms
- Bathroom
- Garage
- Ample Parking
- Summerhouse
- Greenhouse

Services: Mains water and drainage, Electric and Oil central heating



EPC: Exempt
Council Tax: F

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Directions: What 3 words: rally.customers.outsiders



East Grafton is a village that sits on the border between Wiltshire and West Berkshire. With its pretty village green next to St Nicholas church, East Grafton has a social community with busy village hall activities, Sunflowers nursery/school clubs. School pickup is available. Burbage is also a short distance away with a village shop, post office, builders supplies and a petrol station with a Costa coffee and a large Londis. Nearby is Wilton and Crofton, famed for their windmill and beam engines. The Swan pub in Wilton is a friendly pub serving very good food.

Surrounded by beautiful countryside, East Grafton is not far from Marlborough which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and numerous restaurants with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such music, art and literature festivals. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College whose Summer programme offers a myriad of skills and crafts to try. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury. In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Pypers Barn, East Grafton,
Marlborough,
Wiltshire SN8 3DB

Main House

1727 Sq Ft - 160 Sq M

Outbuilding

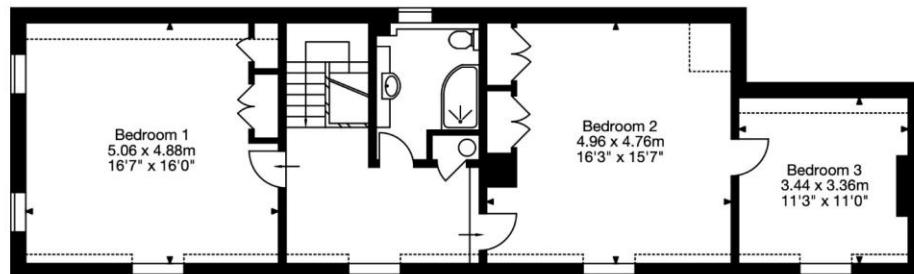
113 Sq Ft - 11 Sq M

Garage

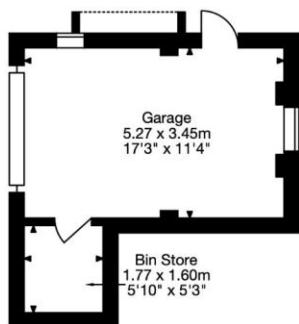
229 Sq Ft - 21 Sq M

Total Area

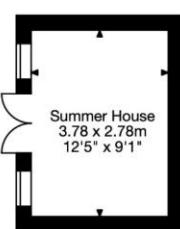
2069 Sq Ft - 192 Sq M



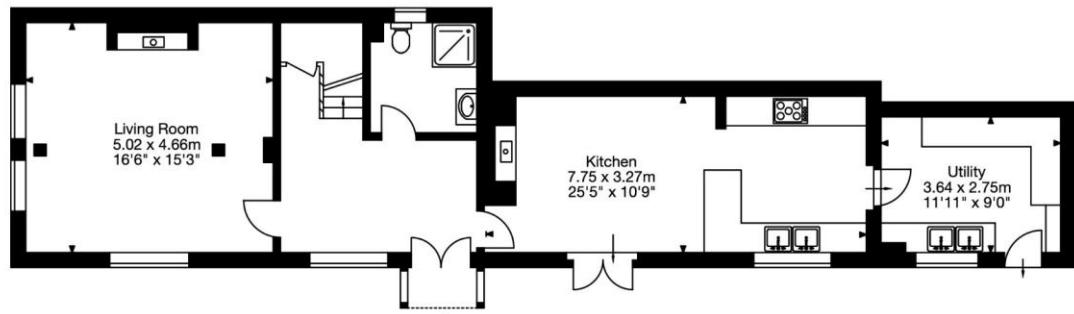
First Floor



Garage



Outbuilding



Ground Floor

Capture Property Marketing 2020. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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