



**This Thoroughly Charming Detached Thatched Cottage in the Heart of Wootton Rivers**

**Guide Price £815,000**

**Winkworth**



## 19 WOOTTON RIVERS Marlborough 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 into 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 long gravelled driveway, where there is parking for three cars, and also a very pretty, private courtyard garden out front.

Through the arched iron gate, a delightful enclosed private garden with apple tree and mature borders filled with perennial flowers. The garden office recently renovated could be a very useful fourth bedroom.





## LOCATION

### Situation

Pheasant Cottage is situated in the heart of this popular village of Wootton Rivers, a small village and civil parish in the Vale of Pewsey, Wiltshire, England, with St Andrew's church and public house, a minute's walk away. The village lies about 3 miles northeast of Pewsey and 4 miles south of Marlborough. The name Wootton Rivers was in use in the 14th century: 'Wootton' meant 'farm by the wood' and 'Rivers' was the surname of the lords of the manor. Extensive shopping and recreational facilities are available in the nearby towns of Pewsey and Marlborough. Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant) providing fast access to London, the motorway network (M3 and M5), and international airports at Gatwick, Heathrow, Bristol, Southampton. There is a regular train service to London Paddington from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), and London Waterloo from Pewsey (94 minutes). Numerous footpaths, a canal towpath, and bridleways from which to enjoy the stunning local scenery.

### Recreation

There are excellent recreational facilities in the area including golf at Marlborough golf club and Ogbourne Down golf club. Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park. Numerous footpaths and bridle ways on the nearby open countryside, much of which falls within an Area of Outstanding Natural Beauty. Theatres at Newbury, Bath, and Bristol. Sailing can be found on numerous places on the south coast.

### Education

There is a wide choice of nursery, primary and secondary schools, both state and private in the area including the well-known Marlborough College.

### Directions

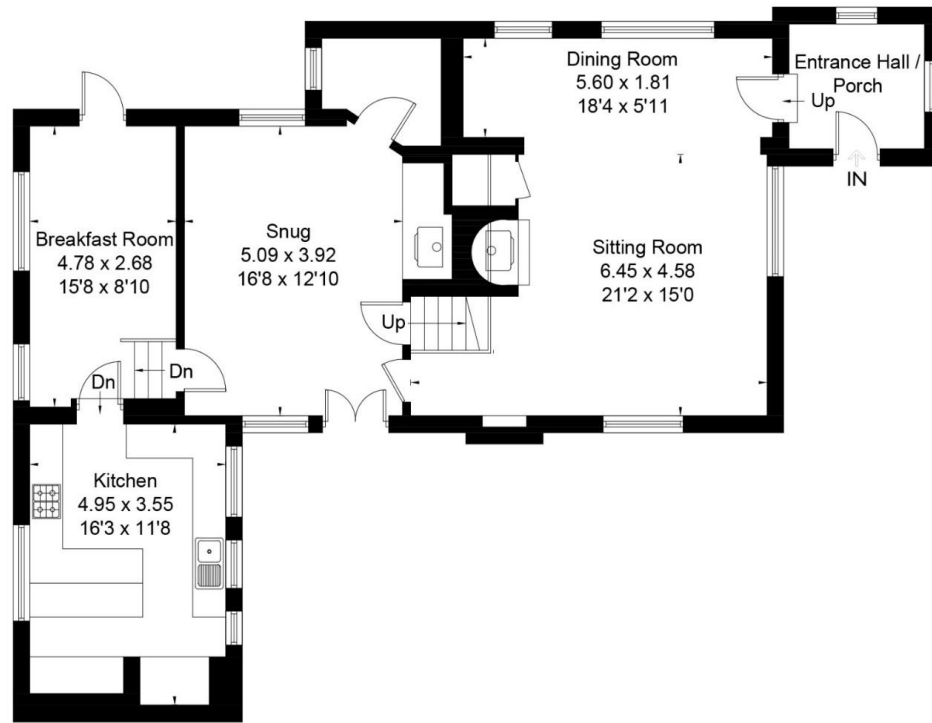
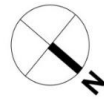
<https://what3words.com/commended.retina.unwind>

**Services:** oil fired heating, mains water and electricity. Super fast broadband (being next to the village hub)

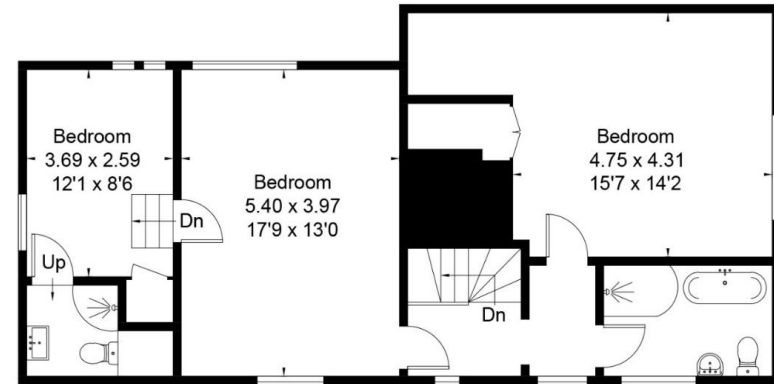
Council Tax Band: E.



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

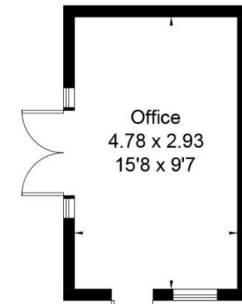


Ground Floor



= Reduced head height below 1.5m

First Floor



(Not Shown In Actual Location / Orientation)

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