



**Delightful three bedroomed cottage in the pretty village of Wilcot**

Guide Price £375,000

**Winkworth**



### 3 ALTON ROAD, WILCOT, SN9 5NP

**Offered for sale with no onward chain, Damson Cottage is a three bed end of terrace located in the lovely village of Wilcot with fabulous views across the Pewsey Vale.**

On entering to your right you will find a good size lounge with woodburner and doors that lead you in to the sun room which is a good space with high ceilings and doors out to the terrace. To the left you enter the dining room with original rayburn (currently not in use). There is a well appointed kitchen which leads through to a useful utility/boot room, with access to the garden and downstairs shower room.

Upstairs comprises of two double bedrooms at the front which enjoy the beautiful views and a single bedroom which could also be a study, bathroom and separate toilet.

Side access leads you into a large enclosed south facing garden with greenhouse well stocked borders, terrace area and lawn, an array of fruit trees, apple, plum, damson and pear. There is a large outbuilding which is currently being used as a workshop but could be a home office or studio. Beyond this is a vegetable patch and shed. There are wonderful views out the back across the fields. There is a small garden area at the front with driveway parking for 3 cars.

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:

- Lounge
- Dining Room
- Kitchen
- Utility/Shower room
- Sun Room (used as studio currently)
- Three bedrooms (two doubles, one single)
- Bathroom and separate toilet
- Large garden
- Outbuilding (used as workshop currently)
- Greenhouse and shed
- Driveway parking for three cars

Services: Mains drainage, Electric and electric heating

Council Tax: C

EPC: 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



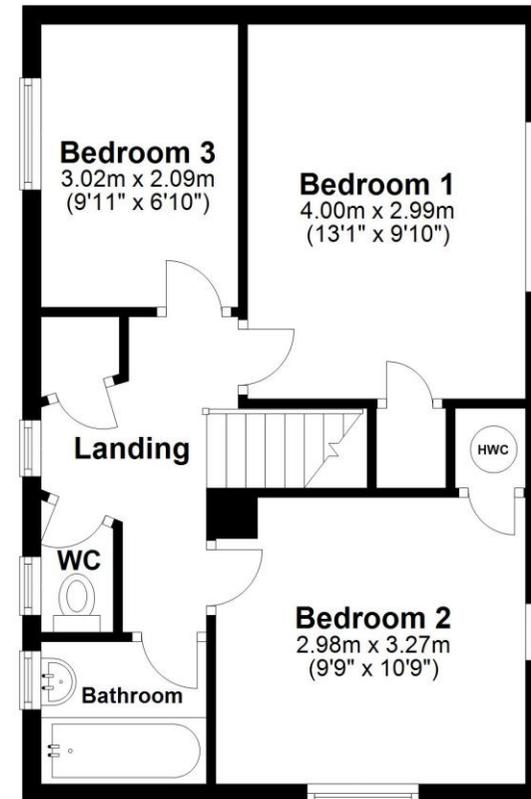
## Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 108.9 sq. metres (1172.4 sq. feet)

## Damson Cottage, Wilcot

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