



WOOTTON RIVERS  
MARLBOROUGH

Carter Jonas



## PICKETTS COTTAGE, WOOTTON RIVERS, MARLBOROUGH, WILTSHIRE, SN8 4NH

### AMENITIES

- Sitting Room
- Study
- Dining Room
- Kitchen overlooking garden
- Three Bedrooms
- 2 Bathrooms (one en-suite)
- Detached Home Office/Studio
- Driveway parking
- Large Traditional Cottage Garden
- Popular village location

### SITUATION

Wootton Rivers is just a few miles from the lovely market town of Marlborough and village of Pewsey. It is a beautiful and unspoilt village tucked away in a wonderful setting amidst the gently rolling hills and open farmland of the Vale of Pewsey. Dating back many hundreds of years, the village exhibits many of the best architectural features of this area, with flint and thatch very much prevalent. It feels a world away from the hustle and bustle of modern life, yet it offers the best of both worlds - secluded and peaceful while being quickly accessible to excellent schools, a wide range of shops, and commuting via road and rail. The Kennet and Avon canal runs through the village and there is a popular village pub, The Royal Oak, village hall, ancient church and there are few settings in this area more lovely.

The vibrant market town of Marlborough lies c6 miles to the north and Pewsey, with mainline train services to London Paddington, c3 miles to the south-west.

### DESCRIPTION

Centrally located in one of the area's most sought-after villages, Picketts Cottage is a picture-perfect Grade II Listed three bedroom detached, thatched cottage. This fabulous home offers a wealth of character with beautiful modern features and also benefits from a detached home office/studio.

Of note is the spacious sitting room, a light dual aspect room featuring an inglenook fireplace and ceiling beams. Leading off the sitting room there is a separate study. The dining room has much warmth and character, with another inglenook fireplace with a bread oven to one side. The kitchen is fitted with an excellent range of cupboards with integral fridge, freezer, double oven and hob. French doors open onto the adjoining sun terrace and there is potential for extension on the ground floor, subject to obtaining the necessary consents.

Heading upstairs, to the front of the property is a good-sized double bedroom with an en-suite shower room. The generous principal bedroom has wooden floorboards, an exposed brick and timber wall

## A CHARMING, THREE BEDROOM DETACHED COTTAGE WITH DRIVEWAY PARKING, DETACHED HOME/OFFICE STUDIO AND BEAUTIFUL GARDEN.



and enjoys a pretty outlook over the rear garden. The third bedroom is a single room, and the upstairs accommodation is completed by the well-appointed family bathroom.

### OUTSIDE

An attractive and well stocked cottage garden lies to the front of the property. There is ample parking on the gravelled drive and space to the side to create further parking, should there be the need. The outbuilding, formerly the garage, has been dry lined, insulated and a raised floor installed making it suitable for various uses such as a home office/studio or gym.

The main garden faces southwest and has been beautifully landscaped, mainly laid to lawn with well stocked borders, mature fruit trees and a vegetable garden. There is an attractive sun terrace adjoining the cottage, ideal for outside entertaining.

**GUIDE PRICE:** "Offers over" £650,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data

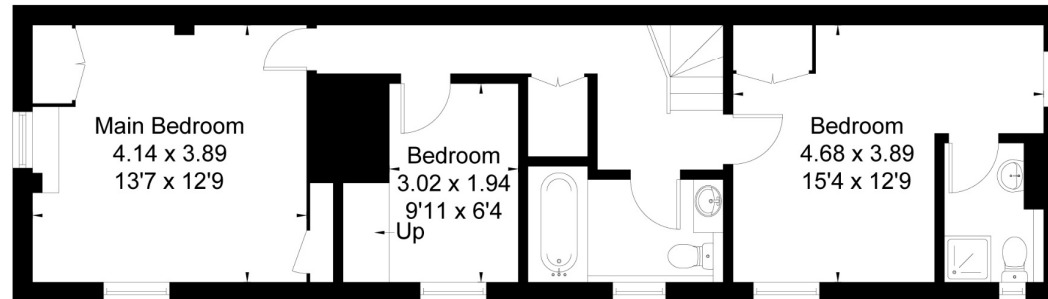




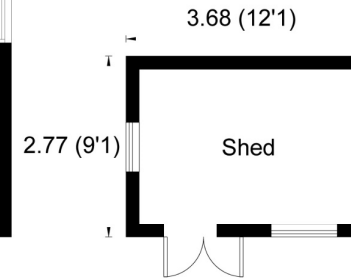
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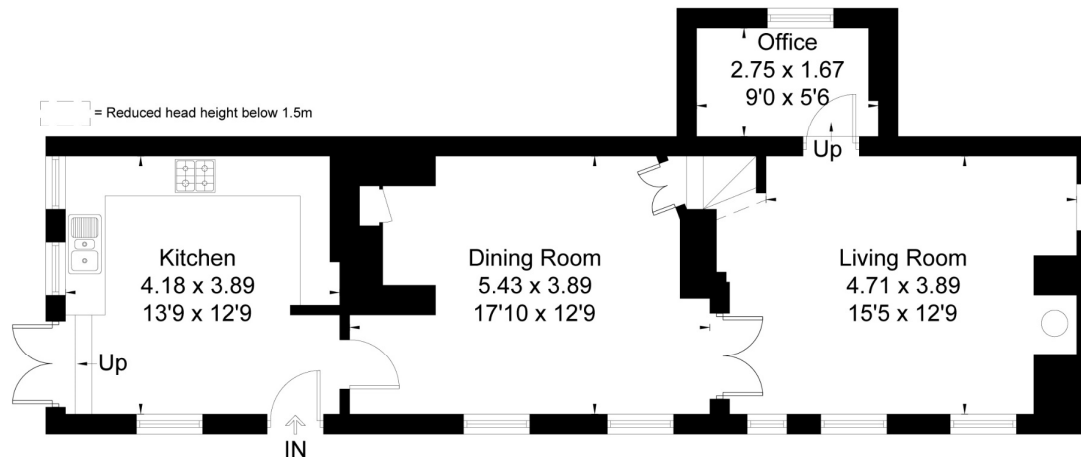
Wootton Rivers Marlborough, SN8  
 Approximate Area = 1344 sq ft / 124.9 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1480 sq ft / 137.5 sq m  
 (Excluding Shed)



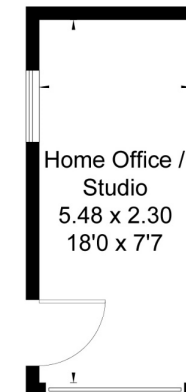
First Floor



(Not Shown In Actual  
Location / Orientation)



Ground Floor



(Not Shown In Actual  
Location / Orientation)

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: F - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82642

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