



**MACES COTTAGE,  
BISHOPSTONE**

**Carter Jonas**



# MACES COTTAGE, BISHOPSTONE, SWINDON, SN6 8PR

SITUATED IN AN IDYLIC SPOT ON THE EDGE OF THE VILLAGE, THIS IS A CHARMING TWO BEDROOM COTTAGE WITH A GENEROUS AND PRIVATE GARDEN.

## AMENITIES

- Stunning, peaceful location
- Idyllic Downland village
- Two bedrooms
- One bathroom
- Impressive kitchen/breakfast room
- Two further reception rooms
- Private garden with home office
- Grade II Listed

## SITUATION

Bishopstone is a thriving and popular village. It is set amidst unspoilt North Wiltshire countryside and adjoins the North Wessex Area of Outstanding Natural Beauty. The village has a primary school, church, village hall and an excellent pub, The Royal Oak. The main local towns are Marlborough and Highworth, with a more extensive range of shops and services in Swindon (7 miles). Other local centres include Bath, Bristol, Newbury and Cheltenham. Communications are excellent: M4 junction 15 is under 5 miles and trains to Paddington from Swindon are from 51 minutes. The village is surrounded by glorious countryside, perfectly positioned for excellent rides and walks and has easy access to the Ridgeway National Trail.

## DESCRIPTION

Enviably located in this peaceful pocket of the village, Maces Cottage is a charming Grade II listed part thatched cottage dating back to the C18.

Of particular note is the expansive kitchen/breakfast room which is a great entertaining space featuring a fabulous, vaulted ceiling, terracotta tile flooring and French doors leading into the garden. The kitchen is fitted with a range of Shaker-style units and enjoys a lovely farmhouse feel, with doors leading through to a handy utility cupboard and separate larder.

The main entrance hall is positioned in the middle of the property and is an incredibly flexible space and could double up a dining room, snug or study. The spacious yet cosy sitting room leads off the hall and is centred around the Inglenook fireplace with multi-fuel burning stove and overlooks the garden.

Heading upstairs, all rooms are accessed off the landing. Both bedrooms are doubles, benefitting from fitted wardrobes and enjoying an abundance of charm and character including restored floorboards throughout and up the stairs. Both bedrooms enjoy a glorious outlook to the garden and the bedrooms are served by the newly renovated shower room.



## OUTSIDE

Maces Cottage is situated in the centre of Bishopstone along a footpath (The City). Accessed through a wooden gate, a brick paved path leads up through the garden to the front door. The tranquil location and beautiful garden are what makes this a truly standout property.

The garden enjoys great privacy and has been meticulously cared for. It is mainly laid to lawn with wildflower borders and a wide array of mature trees and shrubs. The large, paved terrace to the front of the property offers the ideal spot for outdoor entertaining.

There is a greenhouse, garden workshop and summerhouse (both with light and power) which is currently being utilised as a home office.

**GUIDE PRICE:** £450,000 (Subject to Contract)

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



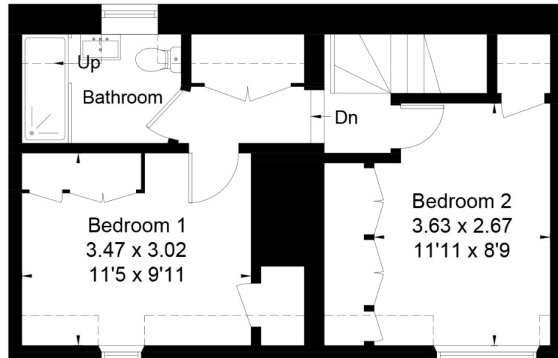




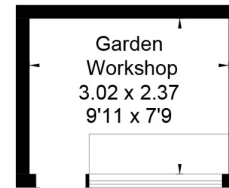
Bishopstone Swindon, SN6 8PR  
 Approximate Area = 1012 sq ft / 94 sq m  
 Outbuilding = 132 sq ft / 12.3 sq m  
 Total = 1144 sq ft / 106.3 sq m



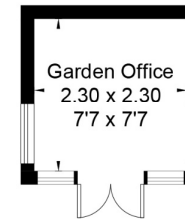
[ ] = Reduced head height below 1.5m



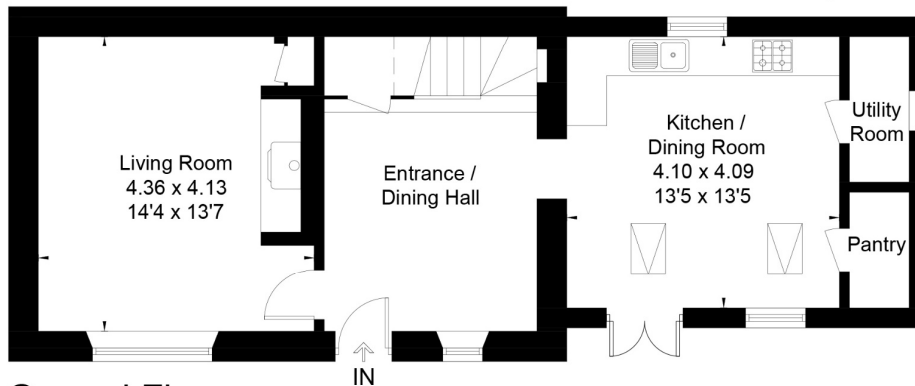
First Floor



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



Ground Floor

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Electric heating.
- Council tax band: D - [https://www.swindon.gov.uk/info/20020/council\\_tax](https://www.swindon.gov.uk/info/20020/council_tax)
- Energy efficiency rating: D
- 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 #82102

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Classification L2 - Business Data