

Sold

2 BEDROOM SEMI-DETACHED PERIOD COTTAGE | EASTERTON LANE, SN9 | £425,000



## DESCRIPTION

Gin Cottage is a period, semi-detached thatched property nestled away in a secluded position yet just moments away from the myriad of local amenities and stunning countryside walks that Pewsey has to offer. This wonderful cottage elegantly fuses a plethora of period charm with contemporary styling to create a wonderful living space. The stylishly presented accommodation comprises two bedrooms and a smartly appointed bathroom of the first floor, whilst downstairs there is a cosy sitting room and dining room in the original part of the cottage, both focused on feature fireplaces, with a multi-fuel burner found in the sitting room. A recent single storey extension to the rear has created a stunning kitchen / family room with a vaulted ceiling and underfloor heating that proves to be the heart of this stunning home. The living space is completed with a useful utility room and guest shower room.

Externally the cottage is approached via a shared driveway with private parking for three cars opposite the cottage. The pretty fenced garden is to the front of the property and has a fabulous South-West facing patio/sun terrace, excellent for outside entertaining, an area laid to lawn with a brick path to the front door.

The cottage is located off a pretty no through lane in the centre of the village. Pewsey is a large village at the centre of the Vale of Pewsey, an Area of Outstanding Beauty, and is situated close the Avon & Kennet canal, which has been developed as a popular heritage tourism destination for boating, canoeing, fishing, walking and cycling. There are plenty of local amenities including a supermarket, pharmacy, doctor's surgery, sports centre, tennis club and several pubs. The historic market town of Marlborough is about 7 miles north, with an extensive range of amenities. There are excellent local schools in the area, with St John's Academy, Marlborough College and Dauntsey's all nearby. There are regular direct train services to London Paddington and the South West from Pewsey



Station (0.5 miles, about 10 minute walk), with the M4 (junction 15) about 15 miles north, and the A303 (M3) is about 14 miles to the south.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

Mains water, electricity and drainage are connected.

Oil fired central heating and double glazing.

**DIRECTIONS:** Gin Cottage is tucked out of the way so can be a little tricky to find! Easterton Lane is accessed via the High Street in the centre of the village by taking the turning next to Pewsey Radiovision Euronics shop. Follow the shingled Lane to the left as it forks and Gin Cottage can be found at the top on the left with parking directly opposite the property.

## KEY FEATURES

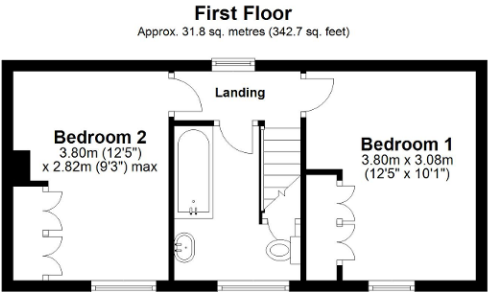
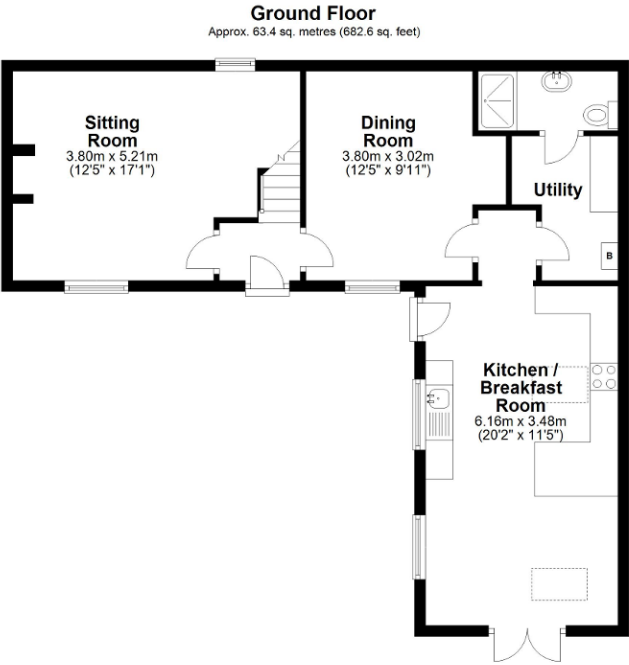
- Semi-detached period cottage
- Two double bedrooms
- Impressive kitchen / family room
- South-West facing garden
- WC / Guest shower room
- Quiet yet central village location
- Two reception rooms
- Off-road parking for 2 - 3 vehicles
- Family bathroom
- Utility room











Total area: approx. 95.3 sq. metres (1025.3 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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