



The Thatch,
 Bottlesford, Nr Pewsey

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Marlborough 6 miles, Pewsey has a fast and efficient rail service to London (Paddington – about 55 minutes).

A picturesque thatched cottage substantially extended in this popular Pewsey Vale Village

- Drawing Room • Dining Hall • Kitchen/ Breakfast room • Utility Room • Cloakroom, Bedroom 4/Family Room • Master Bedroom with Dressing Room and En Suite Bathroom,
- 2 Further Bedrooms • Family Bathroom
- Office • Garden and Garage.

The nearby village of Pewsey provides a comprehensive range of shops and amenities including both private and state schools, a sports centre with swimming pool and a fast and efficient rail service to London (Paddington – about 55 minutes). The historic market town of Marlborough is some 6 miles to the north and there is ready access by road to Swindon, Salisbury, Oxford and Bath.

The Kennet & Avon canal is just one mile to the north and the surrounding countryside provides ideal walking country. The Thatch is a four bedroom cottage sympathetically extended to a particularly high standard using handmade clay tiles and traditional brickwork.

The original part of the house is approximately 350 years old and stands in approximately 0.4 of an acre. The garden is particularly special with mature shrubs and established specimen trees.

The Thatch is in an elevated position with views towards the Salisbury Plain and adjoins farmland to the rear. Inside, the property offers very comfortable family accommodation, with generous reception areas and period features including an exposed fireplace and exposed timbers.

The large kitchen/breakfast room is fitted with a hand crafted bespoke John Mead kitchen including an oil



Ground Floor

Covered entrance porch, oak front door and outside lighting.

Drawing Room: Exposed original beams, open fireplace with brick surround and oak bressimer and wall light points.

Dining Hall: Oak floor, recessed lighting, beams, understairs cupboard, door to drive.

Kitchen/Breakfast Room: Fully fitted John Mead Bespoke kitchen with granite worktops, inlay French sink with water softener, oil fired Aga, intergrated Bosch dishwasher and Bosch hot plate, wall and base units with lighting, maple island with 4 drawers, Brazilian slate tiled floor, halogen lighting, and oak beams. French doors to rear garden.

Utility Room: Belfast sink, base units, worksurfaces, door to garden, Brazilian slate tiled floor. **Lobby:** Recessed lighting. **Cloakroom:** Shower cubicle with stone trays, wall tiling, basin and WC, 8 inch shower rose, glass panelled door, extractor fan.

Bedroom 4/Family Room: French doors to rear garden. **Landing:** Airing cupboard, loft hatch and velux window

Master Bedroom: Extensive views over rear garden. Door to:

Dressing room: John Mead wardrobes, shelving and drawers with ample storage, laundry shoot. Door to:

En suite: Wood panelled bath, shower, sink & WC with heated towel rail, all C P Hart sanitary ware.

Bedroom 2: Built in wardrobes and storage cupboard with shelving. View to drive.

Bathroom: Bath with shower, mixer tap, towel warmer and basin and wc. Wood pannelling. All C P Hart sanitary ware.

Bedroom 3: Built in wardrobes with hanging rail. View to the front.

Office: Includes recessed lighting and views of the rear garden.

Outside

The property is approached from the road by a tarmac and gravel drive to the front. There is enough parking for at least 4 cars as well as a large single garage constructed of brick and timber cladding with double doors (with power and light) and overhead storage. Steps lead to the front of the house from the road. Mature hedges with flower borders. There is a gravelled path to the rear garden which is principally laid to lawn and is approximately 0.4 of an acre. The large rear garden is fully enclosed with mature shrubs and specimen trees, raised gravelled sun terrace. To the rear of the garden is open farmland and the front of the

property faces south to the Salisbury plain.

General Remarks

Measurements are given in metres (accurate to 0.1m) followed by feet and inches. Land measurements are to within 5%.

Only fixtures and fittings which are specifically identified are included. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

Services

Mains water and drainage and electricity are connected. Oil fired central heating.



Planning

An incoming purchaser must comply with a Planting Schedule during the next planting season as specified in the Planning Consent.

Local Authority

Kennet District Council, Browfort, Bath Road, Devizes, Wiltshire. SN10 2AT

Postcode

SN9 GLW

Viewing

By prior appointment through the Marlborough office: 01672-514916

Directions

Proceed along the A4 from Marlborough Passing the garage at Fyfield, take the left turning to Lockeridge. Proceed through the village into open countryside. Pass through the village into open countryside. Pass through Alton Barnes, Honey Street and Woodborough towards Bottlesford. Take the sign for Bottlesford on the left and follow this through the village, past the Seven Stars. The Thatch will be found on the left hand side.

Folio

DNMB2114 MAR/JF10/05



fired Aga, maple central island, French inlay sink, Bosch appliances and Brazilian slate tiled floor.

All bathrooms are well appointed with elegant CP Hart sanitary wear and fittings. Outside there is a completely new garage block with adjoining accommodation/office.

