



**WHEATLANDS, WICK LANE,
MANNINGFORD BRUCE**

BREARLEY & RICH
ESTATE AGENTS

WHEATLANDS, WICK LANE, MANNINGFORD BRUCE, PEWSEY, WILTSHIRE, SN9 6JW

Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.

A detached character home (not listed), which offers charming and stylish accommodation in a private location in the village of Manningford Bruce. The property benefits from annex accommodation, private gardens, garage and parking.

* Reception hall * Sitting room * Kitchen/dining room * Two/three bedrooms in main house * Bedroom 3/study * Family bathroom * En-suite shower room *
* Guest/annex bedroom/office with shower room * Cloakroom * Garage * Parking *
* Lovely private gardens *



PEWSEY

Wheatlands stands on a small No Through Lane in Manningford Bruce in the heart of the Pewsey Vale. Pewsey lies about 3 miles to the north east and provides a good range of service and amenities for day-to-day needs together with a railway station with services to London Paddington. The towns of Marlborough, Devizes, Salisbury and Andover are within easy driving distance. There are many footpaths and bridleways within the vicinity making it ideal for walking, riding and other country pursuits. The Kennet and Avon canal lies a short distance to the north. The M4 motorway lies to the North with the A303 (M3) to the South. The surrounding Countryside in the Vale of Pewsey, which has its own White Horse, is designated as an area of outstanding natural beauty and still contains many unspoiled traditional Wiltshire villages.



THE PROPERTY

A charming detached thatched cottage believed to date back to the early 18th century and offering versatile accommodation with a wealth of character throughout.

On entering the property there is a welcoming and spacious reception hall with stairs to the first floor. To the left of the hall, the kitchen is fitted with a range of bespoke painted wall and floor cupboards with hardwood worktops over, and there is a blue Aga set into a brick chimney breast. To the other side of the hall, the sitting room is double aspect and has a large inglenook fireplace with a wood burning stove. Beyond the sitting room there is a study which doubles as an occasional 3rd bedroom on the ground floor with a cloakroom and inner lobby off. Upstairs there are two double bedrooms, both fitted with double wardrobes, with the larger main bedroom fitted with a modern en suite shower room. There is also a family bathroom fitted with a white suite and roll top bath. The cottage has the benefit of an attached annexe offering guest accommodation or an excellent work from home space.

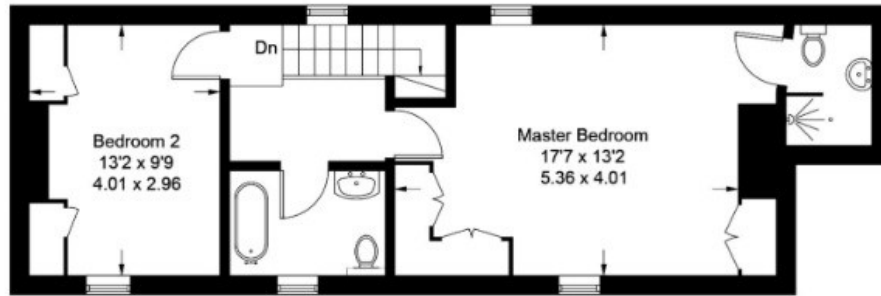
OUTSIDE

To the front of the cottage there is paved off street parking in front of the large timber garage. A gate to the side of the house gives access to the lovely large cottage garden to the rear. The landscaped rear garden is well stocked with mixed borders and mature shrubs and offers great privacy. There are two covered areas perfect for outdoor entertaining, one of which currently houses a hot tub. At the end of the garden is a timber summerhouse.

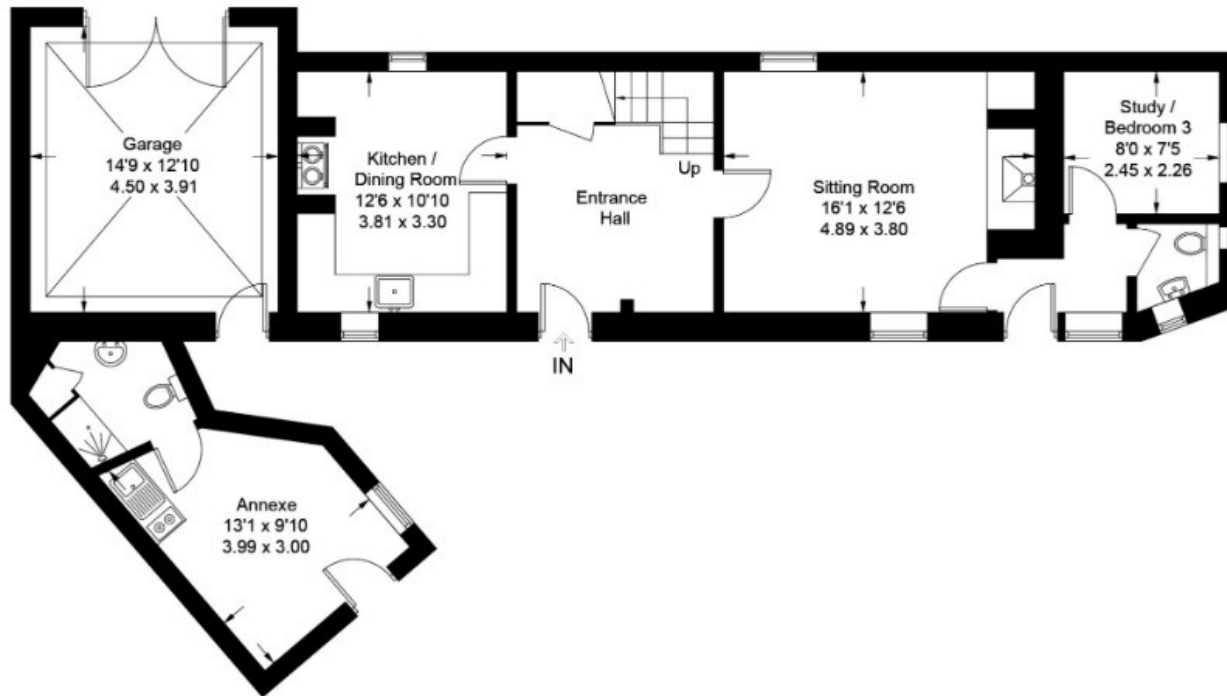
SERVICES

Mains electricity, water and drainage. Oil fired central heating. Council Tax: Band E.

Approximate Gross Internal Area
119.3 sq m / 1284 sq ft



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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