



THATCHWICK
MOGGS LANE, CALSTONE

BREARLEY & RICH
ESTATE AGENTS

THATCHWICK, MOGGS LANE, CALSTONE, WILTSHIRE SN11 8QD

M4 (Junction 14) Approximately 18 miles; Marlborough 7 miles; Rail link to London Paddington from Pewsey (2 miles) in approximately 1 hour.

A beautifully presented semi-detached period thatch cottage (not listed) in a lovely semi rural location approximately 15/20 minute drive west from Marlborough. The property has many character features and viewing is highly recommended.

* End of a bridleway * Hall * Sitting room * Dining room * kitchen with pantry * Three bedroom (two staircases) * Family Bathroom
* Private and very pretty front garden and south facing rear garden.



Calstone

Calstone is a hamlet sits at the foot of the Cherhill White horse near Lansdowne Monument that is owned by the National Trust. Extensive amenities are offered by the nearby towns of Marlborough, Calne and Devizes, while the larger centres of Chippenham and Swindon both have direct rail services to London Paddington and the South West and access to the M4. There are excellent schools in the area including, Marlborough College, Dauntsey's, St Mary's and St Margaret's, Calne. The surrounding countryside is designated an Area of Outstanding Natural Beauty and offers good walking, cycling, riding and leisure opportunities with world Heritage Sites of Avebury and Silbury Hill, and the Kennet and Avon Canal all nearby.



The Property

An unusual and charming detached thatch cottage, once two separate cottages, and now a spacious home with flexible accommodation. On entering the property, there is a hallway that leads left or right. The left side passes the family bathroom that has an over bath mains fed shower. Arriving in the sitting room, there is a front aspect window and French doors that open on to the rear terrace and this allows for plenty of natural light. Above the sitting room is the beautiful main bedroom with windows and views both to the front and rear. Back downstairs and to the right of the front door is the dining room, which is a very practical size and has a window to the front aspect and built-in shelves and storage. Beyond the dining room is the fully fitted farmhouse style kitchen with underfloor heating and which also has a Belfast sink and plenty of granite work surface as well as a built-in double oven, fridge/freezer, microwave and dishwasher along with space for a washing machine. There is also a very useful pantry cupboard. Above the kitchen and dining rooms are two further bedrooms; one is a double and has a window to the front, a built-in wardrobe and a sink and the other works very well as it is currently used which is an office and this room offers a wonderful far reaching view.

Outside

There is a delightful south facing rear garden which is laid to lawn and has a covered terrace that is an ideal space for dining al fresco. The rear garden is well-planted with plenty of trees and maturing shrubs all enclosed by recently fitted feather board fencing. The front garden is also very pretty and is a well kept space to sit and relax. A timber shed in the front garden has light and power. Casual parking is located opposite the property.

Services

LPG heating, Mains water, Mains drainage. Double glazed windows. Boiler fitted 2022.

Approximate Area = 106.7 sq m / 1149 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	27 F	
1-20	G		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 235450



BREARLEY & RICH
ESTATE AGENTS

01672 514820
www.brearleyandrich.co.uk

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.