



**FIDLERS COTTAGE,  
68 RAFFIN LANE, PEWSEY**

**BREARLEY & RICH**  
ESTATE AGENTS

## **FIDLERS COTTAGE, 68 RAFFIN LANE, PEWSEY, WILTSHIRE, SN9 5HJ**

*Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.  
Pewsey High Street 0.5 miles, Marlborough 7 miles, Salisbury 20 miles, A303—13 miles, M4—15 miles.*

**A charming and beautifully kept Grade II Listed character home in a wonderful quiet position close to the centre of Pewsey.  
The property offers three bedrooms and two bathrooms with a southerly aspect over delightful gardens.**

\* Reception/dining hall \* Sitting room \* Kitchen \* Walk in pantry \* Snug \* Main bedroom with ensuite shower room \*  
\* 2 Further bedrooms \* Family bathroom \* Cloakroom \* South facing gardens \* Private driveway parking For 5 cars \*



### **PEWSEY**

Pewsey is a large village that is well-served by a range of local shops and amenities as well as Pewsey Vale Secondary and St. Francis Prep School. The village has the advantage of a railway station with a service to London Paddington in just over an hour. The market towns of Marlborough, Hungerford and Devizes are close by whilst the larger centres of Salisbury, Andover, Newbury and Swindon are also within easy reach. 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 Kennet and Avon canal runs close by.



### THE PROPERTY

Tucked away on Raffin Lane close to the village centre, this charming Grade II Listed cottage (attached at the rear) is entered via a welcoming entrance/dining hall with a wood burning stove, a large walk in pantry and plenty of space for a dining table. To the left of the dining hall there is a snug sitting room with a further inglenook style fireplace with wood burner. To the right of the dining hall and forming part of a significant extension to the house, the lovely and light high ceilinged kitchen is fitted with bespoke kitchen units with space for a range style cooker and with full height windows overlooking the garden. Beyond the kitchen there is a good sized downstairs family bathroom and a well proportioned dual aspect sitting room with double doors to the garden.

The main bedroom is accessed from stairs in the sitting room and is complete with extensive fitted storage and an en-suite shower room. A second staircase from the snug leads up to two further bedrooms and a cloakroom.

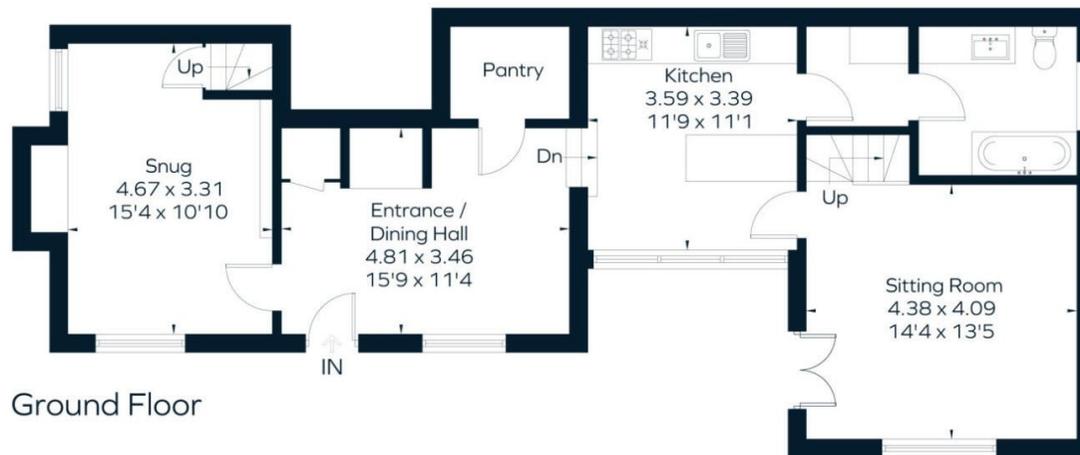
### OUTSIDE

Approached off the lane and set behind large timber gates and up a gravelled drive, the cottage reveals itself along with the landscaped gardens; privacy comes in the form of established hedgerows and pleached trees. Smartly aligned brick paved paths create terraced seating areas which adjoin raised flower beds with steps leading up to an area of lawn where there is a painted summer house

### SERVICES

Mains water, electricity and drainage, LPG combi boiler for central heating and hot water. Council Tax: Band D.

Approximate Floor Area = 132.3 sq m / 1424 sq ft



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 #66563

**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH

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

**BREARLEY & RICH**  
ESTATE AGENTS

Brearley & Rich is a trading name of BR Marlborough Property Ltd, Registered in England and Wales. No 09965215 Registered office, 1 London Road, Marlborough, Wilts