



PHEASANT COTTAGE
19 WOOTTON RIVERS

BREARLEY & RICH
ESTATE AGENTS



Pheasant Cottage, 19 Wootton Rivers, Marlborough, Wiltshire, SN8 4NH

Marlborough 5 miles, M4 (Junction 15) Approximately 13 miles.

Rail link to London Paddington in approximately 1 hour from Pewsey (3.5 miles), Great Bedwyn (8 miles) or Hungerford (12 miles).

A substantial detached Grade II Listed character house in a private plot approaching a quarter of an acre at the centre of this pretty village.
No onward chain.

*** 3 bedrooms * Sitting/dining room * Snug sitting room * Kitchen with breakfast bar * Breakfast room * Bathroom * En suite shower room *
* Detached home office * Private gardens * Approximately 0.21 acres * Parking * No onward chain ***



Wootton Rivers

Wootton Rivers is a sought after and thriving village with a 16th century inn, The Royal Oak, at the centre. The village also offers a church, village hall and recreation ground. There are extensive footpaths through wonderful countryside or along the canal and plenty of opportunities for cyclists and walkers etc. The village is within the Wessex Downs Area of Outstanding Natural Beauty and Savernake Forest offers plenty of scope for further exploration close by. The village is well placed for access into Marlborough with its extensive range of shops including two supermarkets and many independent shops and restaurants. Access is also excellent to Hungerford, Newbury, Devizes, Salisbury and Bath. The M4 is within easy reach and there are excellent train links to London from Pewsey, Great Bedwyn and Hungerford. The area is very well served by state and independent schools including Marlborough College, St John's Marlborough, St Mary's Calne, Dauntseys and St Francis' Preparatory School.



THE PROPERTY

Occupying a private position close to the centre of the village this substantial detached character home offers excellent proportions throughout with a vaulted kitchen and high ceilinged main bedroom. The property benefits from original features throughout including exposed beams and two fireplaces with wood burning stoves.

On the ground floor the property offers three reception rooms including a large sitting/dining room with a tiled floor. There are several practical spaces such as a large reception porch/boot room. The vaulted kitchen offers an excellent space for informal entertaining adjacent to the breakfast room which has a door to the garden. The snug gives access to the front garden and also has a small room off it offering space for a home office. Upstairs there are three bedrooms, all with character features and a large main bathroom and an en suite shower room, both with modern and stylish suites and exposed beams.

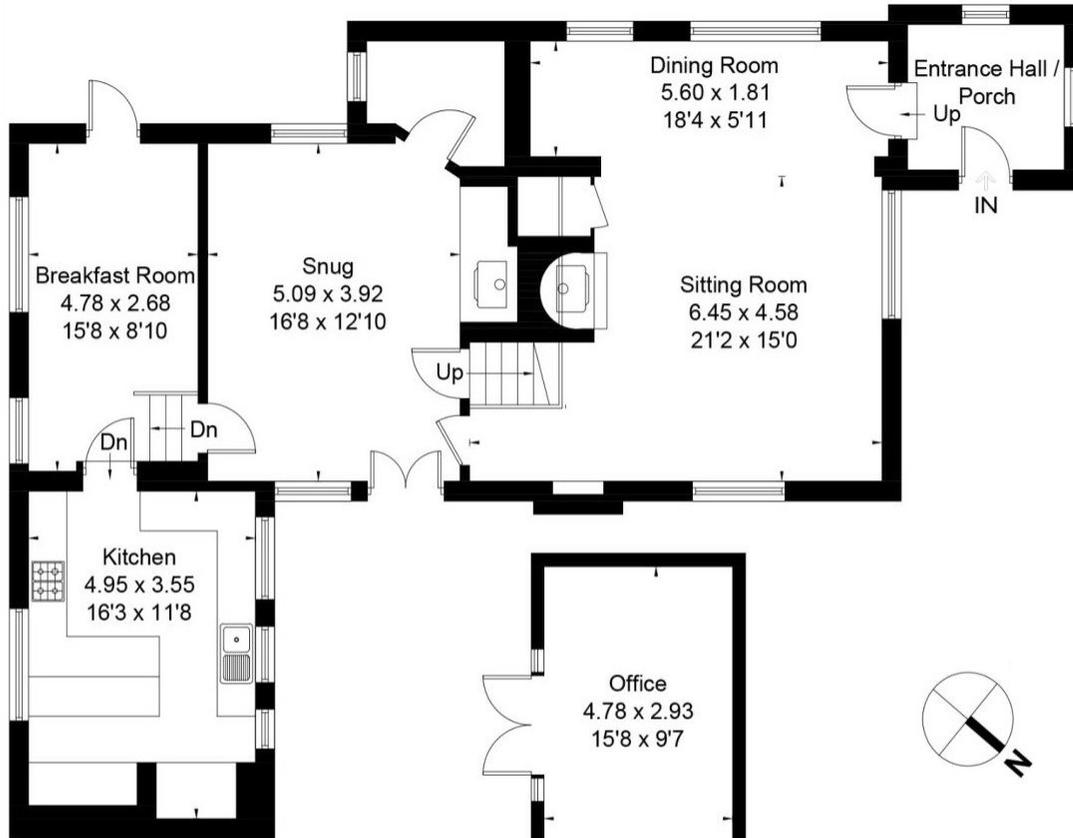
OUTSIDE

The property is approached over a gravel driveway providing parking for several cars. To the front of the house there is an east facing courtyard garden with space for a large table and chairs. An ornate gate leads in to the large and private back garden where there is an expanse of lawn enclosed by mature hedgerows. There are a variety of trees including apple and hazel. To the rear of the house there is a paved area and patio while in one corner of the garden there is a large outbuilding providing office or guest space with south facing French doors.

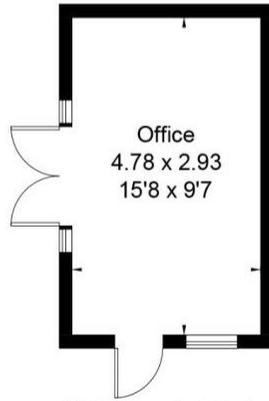
SERVICES

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

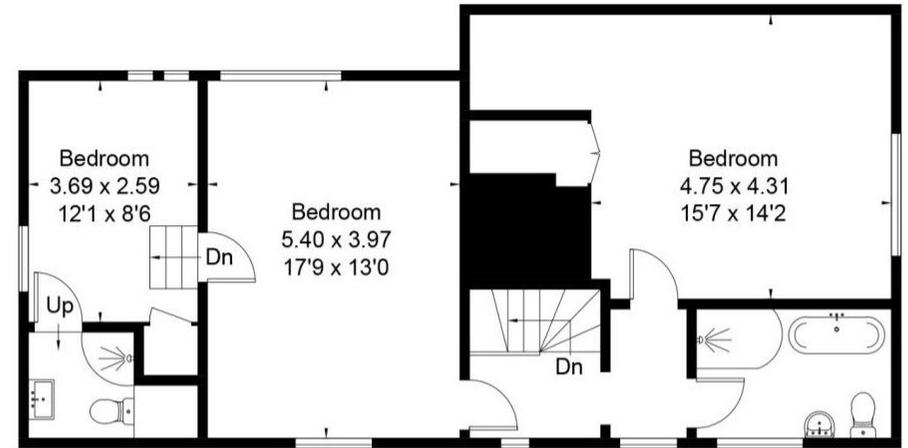
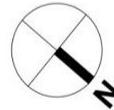




Ground Floor



(Not Shown In Actual Location / Orientation)



= Reduced head height below 1.5m

First Floor

Approximate Area = 184.4 sq m / 1985 sq ft
 Outbuilding = 14.2 sq m / 153 sq ft
 Total = 198.6 sq m / 2138 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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