



SWAN ROAD,
PEWSEY

Carter Jonas

WATERLOO COTTAGE, SWAN ROAD, PEWSEY, WILTSHIRE, SN9 5DW

KEY FEATURES

- 1582 square feet plus 240 square foot garden studio
- 4 bedrooms
- Great reception space
- 2 bathrooms
- Garden studio
- Period
- Delightful and private garden
- Ample driveway parking
- c0.4 acres approx.
- Village with train station offering direct services to London.
- Walking distance to amenities and train station

SITUATION

Waterloo Cottage is situated in the village of Pewsey, a short walk away from the High Street. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community, and boasts the oldest carnival in Wiltshire. The village provides a comprehensive range of shops and amenities including a sports centre with swimming pool, bowls and tennis clubs, hairdressers and various pubs and restaurants. The area has excellent schooling at both primary and secondary levels, with a range of options including St. Francis, Dauntsey's School and Marlborough College in addition to a range of well-regarded state schools. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

A DECEPTIVELY SPACIOUS AND WELL-PROPORTIONED FAMILY HOUSE WITH A STUNNING, PRIVATE GARDEN AND EXTENSION POTENTIAL.



DESCRIPTION

Located on the edge of the popular village of Pewsey, yet still within walking distance to all amenities, Waterloo Cottage is a charming period house believed to date back to the 17th Century.

The cottage enjoys a great flow to the accommodation, it has been thoughtfully refurbished, the owners having maximised the usage of every inch of the space. The large, high quality kitchen/dining area has been recently modernised, it has a lovely open layout, providing a great space for family meals and social entertaining. There are two sets of double doors leading to an attractive and well-maintained garden.

The accommodation of this charming and beautifully presented home offers great flexibility and is perfectly set up for modern day family life. Off the kitchen is the snug / playroom and a fourth ground floor double bedroom, which is spacious and well positioned, looking out onto the garden.

The main sitting room is a good-sized yet cosy space and is centred around the wood burning stove. A good-sized utility room (previously used as an office) is situated at the rear of the property and leads through to the downstairs cloakroom.

Although light and spacious, particularly for a house of this period, should there be the need for even more space, planning permission (PL/2023/00519) has been granted for a single storey, contemporary link extension to be added to side of house.

The generous principal bedroom, with ensuite bathroom, has a wonderful feel to it with lots of natural light from the double doors and Juliette balcony, from where you can enjoy stunning views over the garden. There are two further double bedrooms upstairs, both of which benefit from plenty of storage space and are served by the well-appointed family bathroom, which has modern on trend sanitary ware and fittings.

OUTSIDE

The house is approached via automated wooden gates leading to a large, gravelled parking area for multiple vehicles.

The stunning garden is a particular feature of this property and occupies a private, secluded and scenic setting with views onto Ford Brook (a feeder to the River Avon). The garden has been beautifully landscaped with stone paved patio and paths and is mainly laid to lawn with a selection of mature trees and shrubs. In addition, there is a kitchen garden to the side of the house with raised beds, offering the ideal place to grow plants and vegetables.

There is an extremely useful and versatile Studio room in the garden, which is insulated, has telephone and broadband connection as well as power & electric heating. This currently serves as a home office and would equally make a perfect games room, gym or hobby room.

GUIDE PRICE "Offers in excess of" £695,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

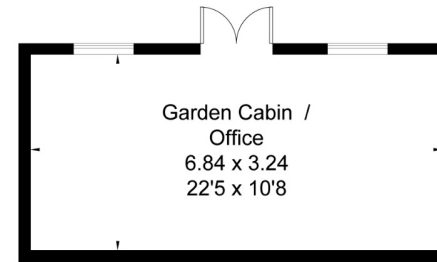




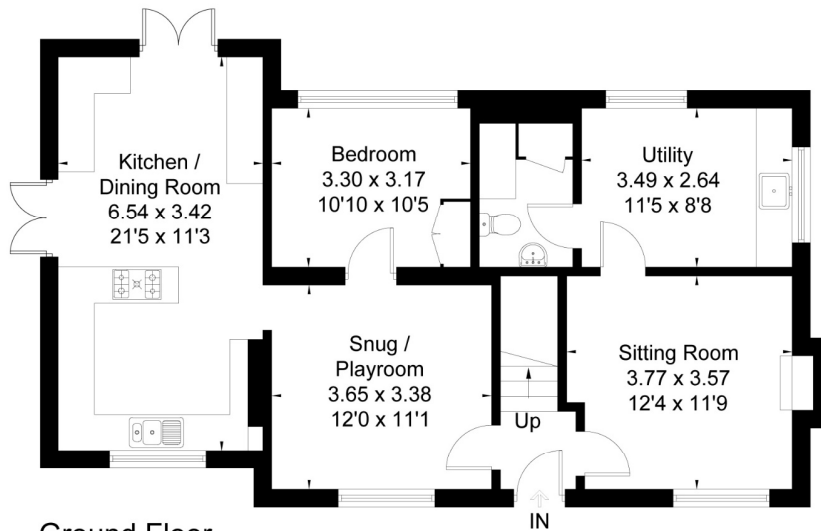
SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. gas fired central heating
- Council tax band: F - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

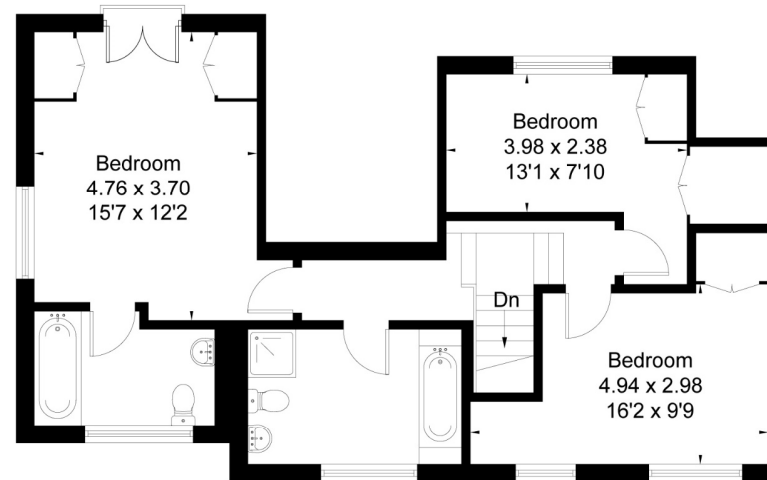
Waterloo Cottage, Swan Road Pewsey, SN9
Approximate Area = 1582 sq ft / 147 sq m
Garden Cabin / Office = 240 sq ft / 22.3 sq m
Total = 1822 sq ft / 169.3 sq m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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 #70959

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Classification L2 - Business Data