



Margaret's Cottage Bulldog Lane  
Urchfont





# Margaret's Cottage Bulldog Lane Urchfont SN10 4RS

A simply beautiful family home originally built in the 1780s but extended and modernised in recent years, located in the heart of this thriving village on the edge of the Pewsey Vale.

- Beautifully Presented Home • Flexible & Spacious Interior • 4/5 Bedrooms • Good Reception Space • Private South Facing Garden • Ample Parking Front & Rear • Much Sought After Village • Close To The Village Centre • •

Guide Price £675,000





## Description

An utterly charming and very spacious cottage set in one of Wiltshire's prized villages! Re-thatched only last year in 2017, this well presented and very uptogether family home is close to the village centre and walking distance of the excellent primary school and other village amenities. The flexible layout means it could also suit two families coming together. Internally there is a triple aspect sitting room with an inviting multi fuel stove, a large conservatory, a separate dining room and a flexible study/fifth bedroom. There is a handy downstairs wet room with under floor heating next to this room and a large utility with limestone flooring. The wonderful bespoke kitchen by renowned local firm 'Cheverell Wood' is well equipped and has slate flooring. On the first floor there are four good bedrooms complemented by the modern family bathroom. Outside there is ample parking and plenty of room to erect garaging (planning has lapsed but could be reinstated). The wonderful cottage style garden is very private and established and has seating areas overlooking the lawn and planted borders.

## Situation

The property occupies a pleasant setting tucked away up a small enclave of only 6 properties within the heart of the picturesque village of Urchfont which forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside. The village is renowned for its central duck pond and fine period properties and has a thriving junior school, Church, a popular public house, community shop, post office and other local amenities. The nearby market town of Devizes is about six miles away and Pewsey, where there is a mainline railway station (Paddington about one hour), a similar distance away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius. The excellent private school Daunsey's School is located closeby in West Lavington. The mainline train stations of Pewsey, Westbury, and Chippenham offer links to London Paddington.

## Directions

From Devizes, proceed on the A342 Andover Road and continue until Lydeaway is reached. Turn right at Lydeaway Garage towards Urchfont and at the next T-Junction turn right again. Continue into the village and around the left hand bend. Just before The White House which is a large white thatched cottage, take a left hand turn up a driveway with six property plaques on and follow the private road up until reaching Margaret's Cottage at the top through the 5 bar gate.



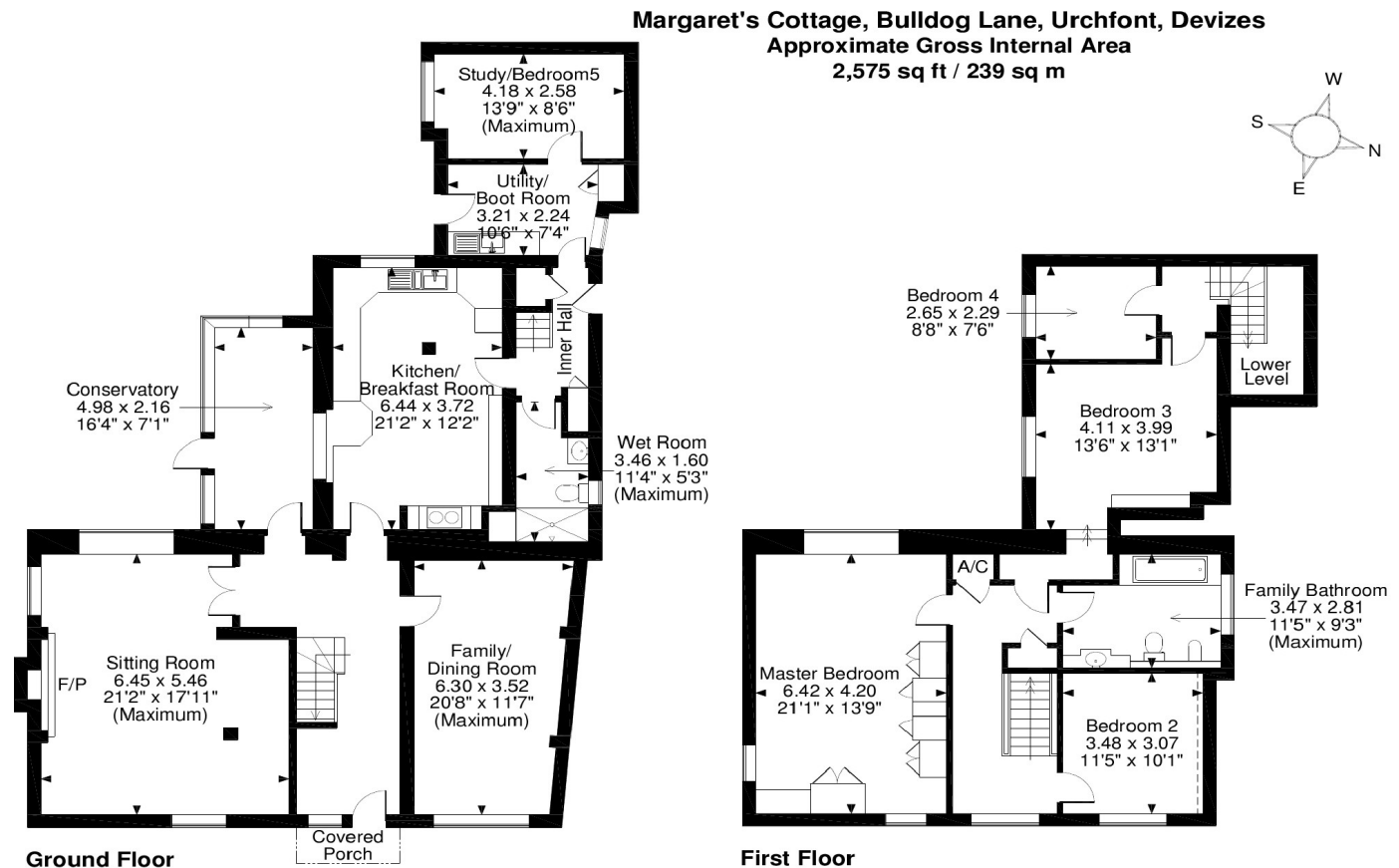
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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 63                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   | 54                      | 69        |
| England & Wales   | EU Directive 2002/91/EC |           |



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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