



📍 Fourways Hilcott, SN9 6LG

🏠 £325,000

- Two Bedroom Detached Cottage
- Gardens and Parking
- Popular Village
- Walking Distance to Popular Pub
- Beautiful Surrounding Countryside Walks
- No Chain
- External Home Office Space

🏡 Freehold

📊 EPC Rating G



The entrance through the garden gate, under the rose arch, sets a picturesque scene for what lies beyond—a charming country home filled with character and thoughtful details. The timber glazed porch beckons visitors inside, hinting at the warmth and coziness awaiting within.

Once inside, the sitting room exudes a welcoming ambiance with its wood flooring and brick surround wood burning stove, providing the perfect setting for relaxation and gatherings. The secondary glazed sash window allows natural light to flood the space, creating a truly enchanting atmosphere.

The country kitchen is not just a place for culinary endeavors but also a hub for family activities and entertaining. With its Belfast sink, ample storage, and dining space, it's well-equipped to cater to the needs of daily life and social gatherings alike. The prominent Rayburn adds both functionality and charm, providing hot water and heating while serving as a centerpiece in the room.

The inclusion of a scullery leading to a neutrally finished bathroom demonstrates a thoughtful layout, offering convenience without compromising on style. And the separate home office, with its exposed brick, vaulted ceiling, and flagstone floor, provides a quiet retreat for work or contemplation.

Ascending the stairs, the equally sized double bedrooms continue the theme of comfort and style, with distressed white wood floors and twin iron decorative fireplaces adding a touch of elegance. The stunning views across the countryside from both bedrooms further enhance their appeal, creating a serene backdrop for rest and relaxation.

Outside, the private garden offers a secluded oasis, enclosed by wicker fencing and adorned with a colorful flower border. The wood trellis gazebo at the rear provides a charming space for alfresco dining and outdoor entertaining, complete with an electric heater for comfort on cooler evenings. The presence of a garden shed and driveway parking adds to the appeal and convenience.

#### **Situation**

Hilcott is nestled in the picturesque countryside approximately 4 miles west of Pewsey. Despite its small size, it offers a close-knit community atmosphere, closely linked with two neighboring hamlets. Together, they provide essential amenities such as a public house, primary school, and church, fostering a sense of community and convenience for residents.

For additional amenities and transportation options, residents can easily access the larger village of Pewsey, just a short distance away. Here, a wider range of services awaits, including shops, restaurants, and a mainline railway station offering connections to Newbury, Reading, and London, making commuting or leisure travel convenient for residents.

Furthermore, the proximity to the market towns of Marlborough and Devizes, both within approximately 8 miles, offers even more options for shopping, dining, and recreational activities. Additionally, Swindon to the north provides access to the M4 motorway, facilitating travel to other parts of the country.

Overall, Hilcott offers the charm and tranquility of rural living while still providing access to essential amenities and transportation links, making it an ideal location for those seeking a peaceful yet convenient lifestyle in the English countryside.

#### **Property Information**

Tenure: Freehold

EPC Rating: G

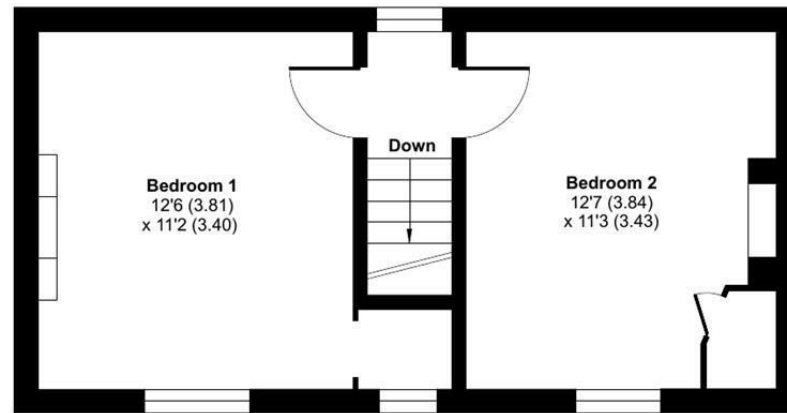
Services: Mains water, electricity and drainage. Electric Heating and Solid Fuel.

Council Tax: Band: B

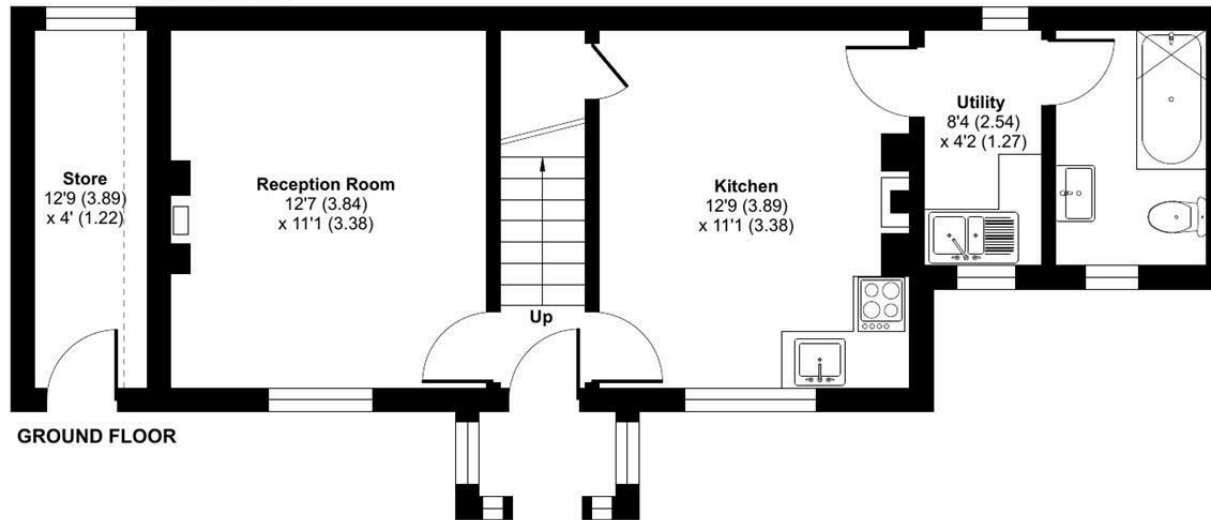


# Fourways, Hilcott, Pewsey, SN9

Approximate Area = 769 sq ft / 71.4 sq m  
Outbuilding = 51 sq ft / 4.7 sq m  
Total = 820 sq ft / 76.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1121812

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