





📍 Rosemary Cottage, 24 High Street, Great Cheverell, Wiltshire, SN10 5TH

🏠 Guide Price £875,000

An enchanting detached character home which has been beautifully updated and improved by the current owners, set in the highly rated village of Great Cheverell with gardens approaching 1/2 an acre.

- Superbly Renovated Period Home
- Grade II Listed
- 4 Bedrooms
- Stylish Shower Room, Modern En Suite & Cloakroom
- Superbly Updated Kitchen
- 3 Reception Rooms + A Cellar
- Generous Plot Of 0.45 Acre
- Double Garage & Ample Driveway Parking
- Highly Desirable Village With 'Outstanding' Primary School
- Backing Onto Open Countryside

🏡 Freehold

🏠 EPC Rating





An exceptional Grade II Listed family home with a wonderful large private garden approaching 1/2 an acre. Set in the sought after village of Great Cheverell that boasts an 'Outstanding' Ofsted rated primary school.

'Rosemary Cottage' is an attractive detached home with a brand new thatched roof (June 2024), with origins believed to date back to 1650, it is packed to the rafters with period features including exposed beams, Inglenook fireplaces and wall timbering. The current owners have lovingly and sympathetically updated and improved the home in their tenure and the cottage now combines character and charm alongside modern comforts. Internally, the flexible layout provides great reception space with 3 main reception rooms plus a flexible ground floor bedroom / 4th reception room. These comprise of a dining room and sitting room both feature wonderful back lit Inglenook fireplaces with inset log burning stoves, an additional family room with solid oak flooring and the good sized double bedroom with wood flooring. The gorgeous contemporary kitchen has large floor tiles, a combination of granite and wood worktops with a handy breakfast bar and a good range of quality integrated appliances. There are French doors to the rear and lovely views down the extensive garden. An inner hall with refitted downstairs cloakroom leads through to a useful utility room. On the first floor there is a stylish refitted shower room, one single bedroom and two generous double bedrooms with the triple aspect main bedroom also enjoying a modern en suite bathroom.

Outside, the gravelled driveway to the side provides plenty of parking and leads up to the detached double garage with light and power. The south east facing rear garden is both private and mature with level lawns, a pond, fruit trees and two well appointed patio sun terraces to catch the sun at different times of the day. To the far end double gates open on to the back village lane then onto open countryside ideal for walks.

#### Situation

The property occupies a very pleasant position backing on to open countryside within the highly sought after Wiltshire village Great Cheverell and is well placed for rural walks and bicycle rides. This thriving village is perfect for families and has a range of amenities including an 'Outstanding' primary school Holy Trinity, an excellent nursery, a public house, an active village hall and a church. The historic market town of Devizes is some five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's and Lavington schools are in the neighbouring villages of West Lavington and Market Lavington. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

#### Property Information

Services: Oil fired central heating, mains water, drainage and electricity. New oil tank and a whole new thatch put on in June 2024

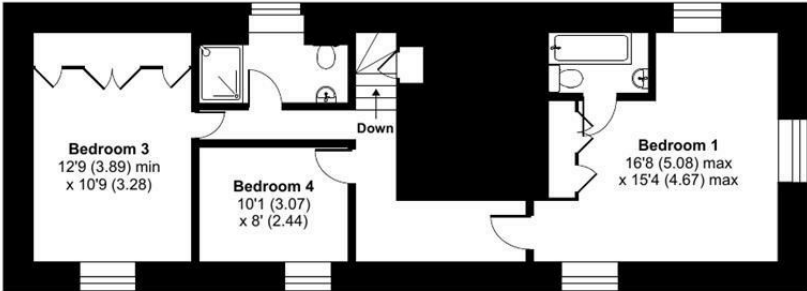
Grade II Listed.

In a Conservation Area.

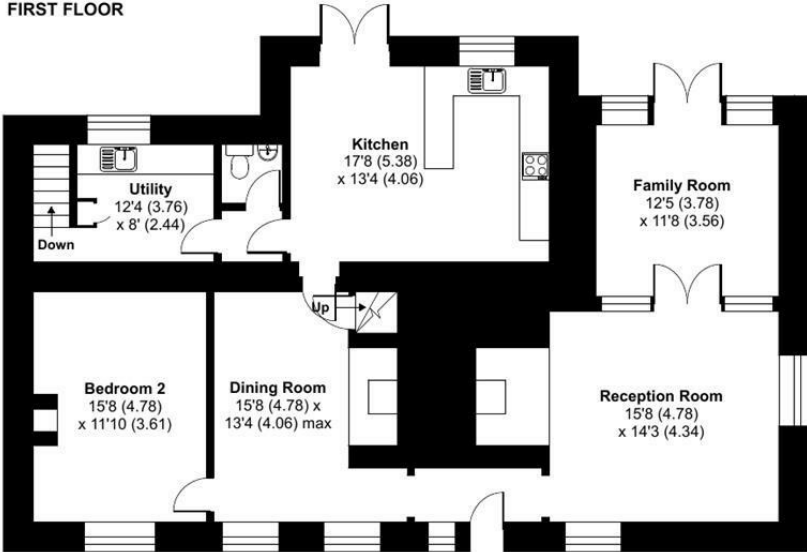


# High Street, Great Cheverell, Devizes, SN10

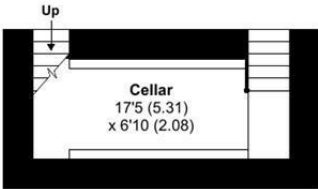
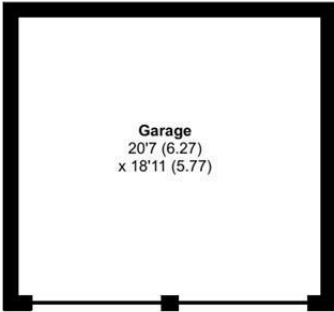
Approximate Area = 2341 sq ft / 217.5 sq m  
 Garage = 393 sq ft / 36.5 sq m  
 Total = 2734 sq ft / 254 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Strakers. REF: 944674

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