



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

🔗 Offers In Excess Of £800,000

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 Grade II Listed Home
- 4 Bedrooms
- Planning Consent Extant For Rear Extension
- 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.

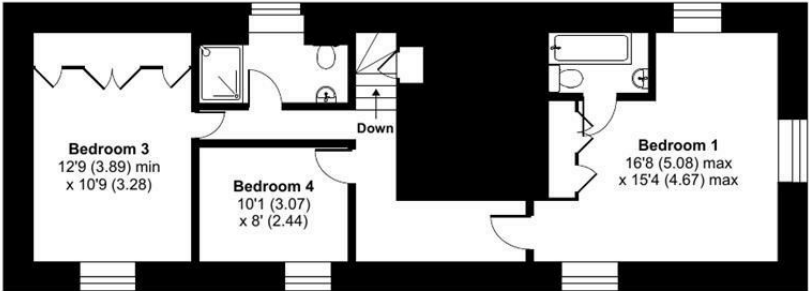
In a Conservation Area.

Application Reference Number: 13/06703/FUL and 13/06913/LBC = Particulars of Development: Partial demolition of existing rear extension and replace with new single storey rear extension and associated alteration. please note this consent is now ongoing as some of the works have been carried out already and have been acknowledged by the council.

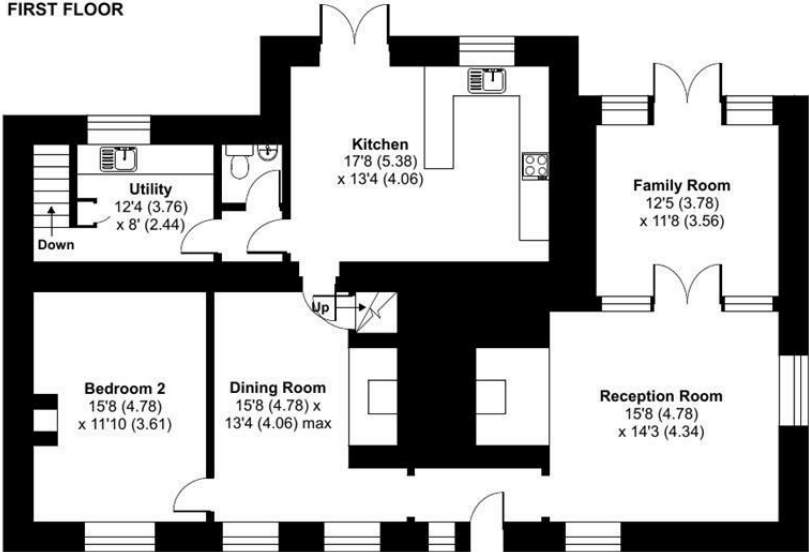


High Street, Great Cheverell, Devizes, SN10

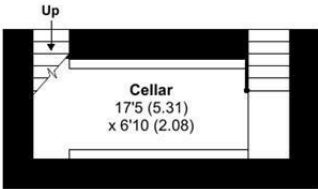
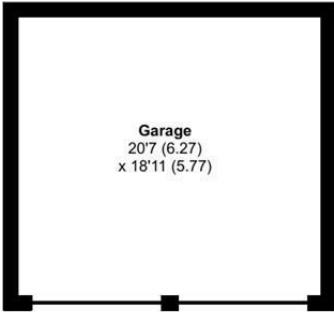
Approximate Area = 2341 sq ft / 217.5 sq m
 Garage = 393 sq ft / 36.5 sq m
 Total = 2734 sq ft / 254 sq m
 For identification only - Not to scale



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

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



For further details 01380 723451
 devizes@strakers.co.uk

In branch | Online | On the move
 strakers.co.uk