



📍 Croft Cottage Townsend, Urchfont, Wiltshire, SN10 4RR

🏠 Guide Price £597,500

A well presented and incredibly spacious extended character home approaching 2000sqft. With a wealth of period features, a private south facing garden and parking for 4 cars.

- Highly Sought After Village
- 4 Double Bedrooms
- Refitted Bathroom
- 3 Flexible Reception Rooms
- A Quality Bespoke Kitchen By 'Cheverell Wood'
- Established South Facing Garden
- Gated Driveway Parking For 3-4 Cars
- Planning Previously Granted For A Garage/Further Extension
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



No onward chain. 'Croft Cottage' is a fabulous detached period home, full of charm and character features. Extended over the years, the property now boasts a generous and flexible layout combined with a delightful private garden.

Located in the heart of this thriving Wiltshire village that lies on the edge of the Pewsey Vale, this endearing home has 4 good bedrooms complemented by 3 reception rooms. An entrance hall with exposed wooden floorboards and ceiling beams leads off to a downstairs cloakroom and an impressive 23ft sitting room with a fine Inglenook open fireplace. Oak double doors from the sitting room open into a wonderfully light and airy garden room that features a large atrium skylight, bi folding doors to the garden, slate flooring and a contemporary 'Jotul' log burning stove. The beautiful handmade kitchen by local experts 'Cheverell Wood' has bespoke drawers and cupboards, granite worktops, a pantry cupboard, a Belfast sink, a Mercury Range cooker and hood, and an integrated dishwasher. A separate dining/breakfast room with tiled flooring and French doors completes the ground floor. On the first floor set off the characterful landing are four double bedrooms all with individual features. Three of the four bedrooms (including the principal dual aspect bedroom) have between them either fitted wardrobes and storage shelving, whilst the fourth bedroom features a Victorian fireplace. The family bathroom has a modern suite that includes both a bath and a corner shower.

Outside, there is secure gated driveway parking to the rear for 3 to 4 vehicles. Planning was previously granted (now lapsed but could be reinstated) for a garage to be erected alongside the conversion of the vaulted outbuilding (with light, power and the oil boiler) that adjoins the breakfast room. The south facing garden enjoys excellent privacy and has a large patio with raised borders, a small rose garden, a pond and steps up to a lawn with a greenhouse and apple and plum fruit trees.

Situation

Urchfont is the quintessential English village, renowned for its charming central duck pond, stunning village Green and fine period properties; picturesque and with a thriving community, it is situated in the famous Pewsey Vale surrounded by rolling downland and unspoilt open countryside. There is a successful community shop/post office and Urchfont Church of England Primary School. For Secondary schooling, Urchfont lies in the catchment area of nearby Market Lavington. There is a very popular village public house, The Lamb. There is also a village hall that hosts a wide number of social clubs and societies. For sports enthusiasts the village boasts a Badminton Club, Football and Tennis Clubs, and a Cricket Club. There is also an annual scarecrow festival (Urchfont was the first village in Wiltshire to start one up). Communications are good: The Urchfont Community Bus provides a scheduled bus service from the village to Devizes, Bath, Swindon and Salisbury. Nearby Pewsey has a mainline railway station (Paddington about one hour) and the major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius.

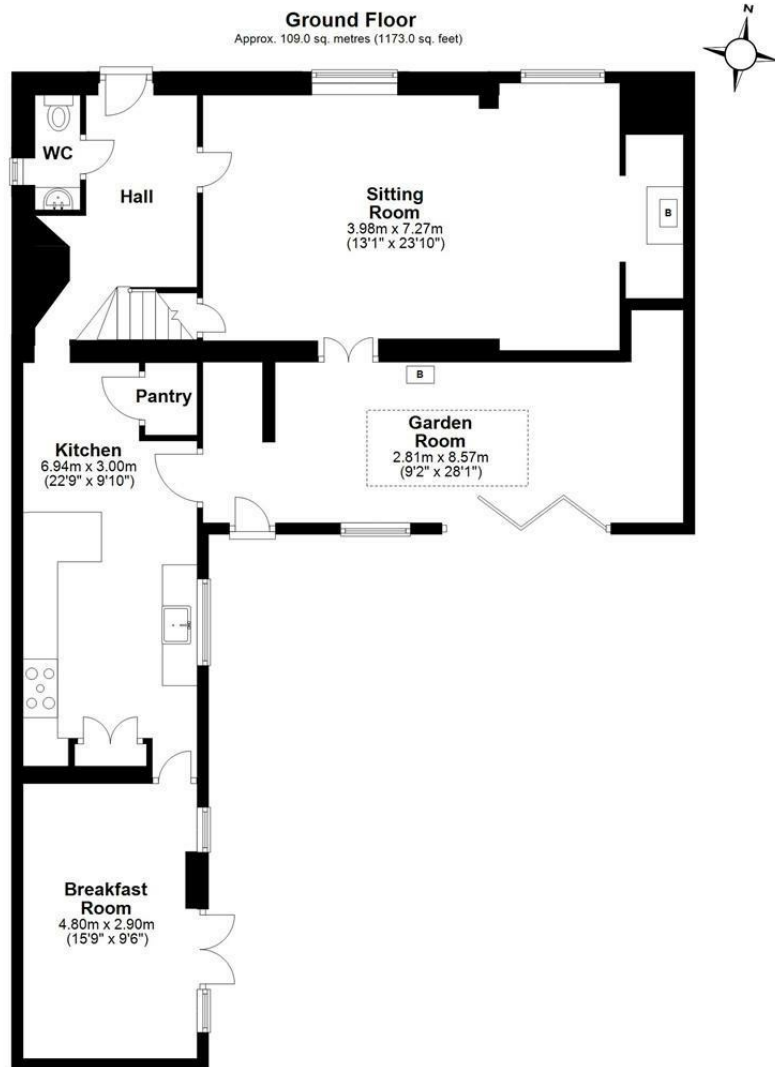
Property Information

Council Tax: Band F

Services: Oil fired central heating, mains water, drainage and electricity are all connected.

Agents Note: Please note the internal photos were taken when the current owner was living in it. The house has since been tenanted but is sold with no chain and has just been redecorated.





Total area: approx. 179.2 sq. metres (1928.5 sq. feet)

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.