



BLACK MIKES

Pewsey, Wiltshire



A CHARMING, MODERNISED AND EXTENDED COTTAGE SITUATED IN A PEACEFUL, PRIVATE SETTING ON THE EDGE OF PEWSEY

Black Mikes is a delightful, south-facing period property with light, versatile accommodation


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Local Authority: Wiltshire Council
Council tax: Band G
Post Code: SN9 5JN

Services: Mains water and electricity. Private drainage and air source heating.
What3words: ///earl.fallback.rats



LOCATION

Black Mikes is a cottage of great character and charm situated on a quiet, no-through lane, less than a mile from Pewsey. The pretty village has a variety of shops and a mainline station.

The popular market town of Marlborough is about 8 miles to the north and has a weekly market and a Waitrose. The commercial centre of Swindon provides a wider selection of shops and leisure facilities.

Trains to London Paddington are available from Pewsey with Junctions 14 and 15 of the M4 providing fast access to London and the West Country.

There are many well-regarded state and independent schools in the area including St Johns, St Francis, Pinewood, Marlborough College and Dauntsey's.



Distances: Pewsey 0.75 miles (Paddington from 60 minutes), Marlborough 8 miles, Hungerford 14 miles, M4 (Junctions 14 and 15) 16 miles, Swindon 20 miles.(All distances and times are approximate).

THE PROPERTY

Black Mikes is an impressive period property which has been extensively modernised and refurbished to create light and well-proportioned accommodation; it is not listed.

It has been extended with the addition of a fantastic breakfast/garden room with fireplace and bi-fold doors. There is a large designated space for a buyer to purchase and install a kitchen and flooring. Some rooms have had carpets fitted but others have been left for the purchaser to choose their own flooring; the accommodation has been white washed and undercoated.

There are four south-facing double bedrooms, two bathrooms and a shower room.





The property is approached by a gravel drive leading to a turning circle and a range of outbuildings including three garages, garden stores and wood store. The total area extends to about 0.93 acres.

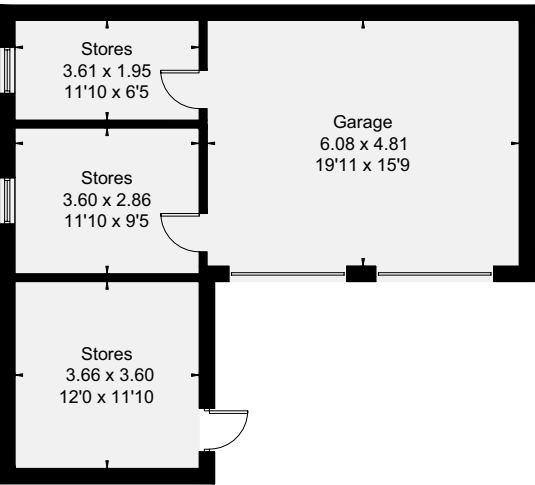
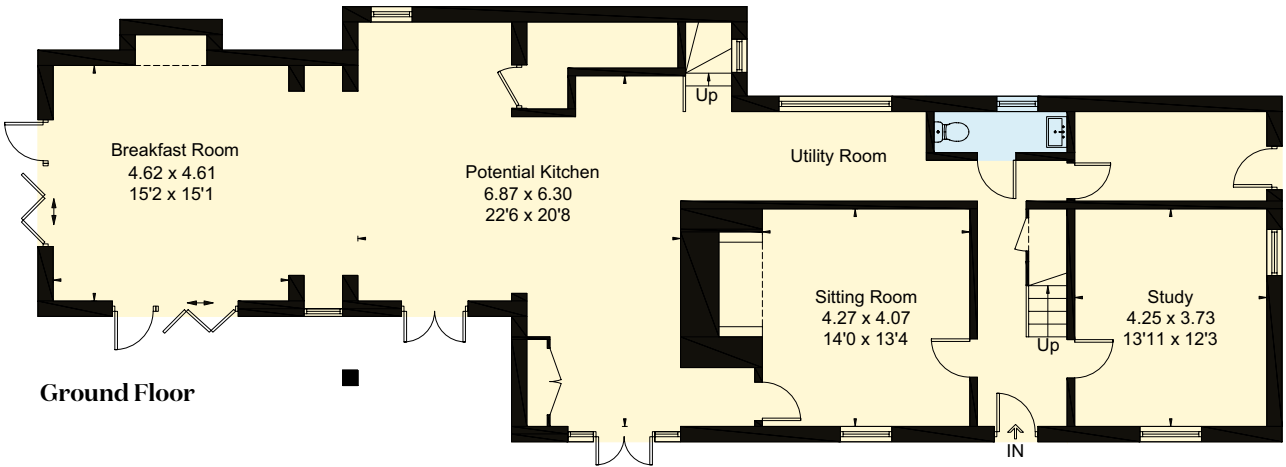
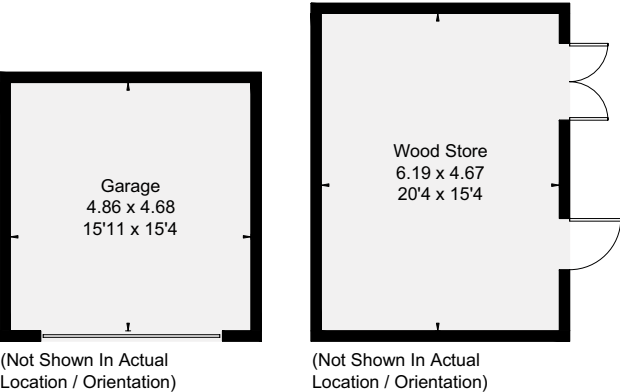
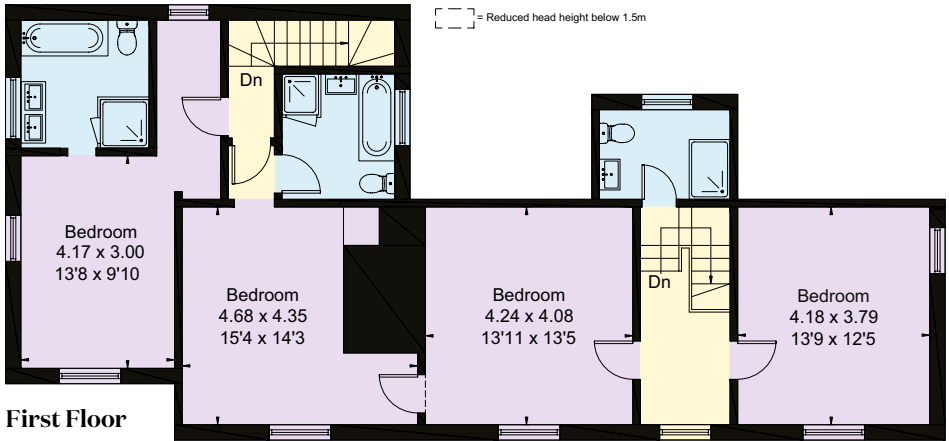
There is an area of garden in front of the cottage and potential to create a terrace outside the kitchen/breakfast room. There is a further area of garden beyond the outbuildings.

VIEWING

Viewing by prior appointment only with the agents.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 246.6 sq m / 2654 sq ft
Outbuildings = 113.2 sq m / 1218 sq ft
Total= 359.8 sq m / 3872 sq ft
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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