



Little Thatch, 1 Oak Lane, Easterton,
Devizes, Wiltshire SN10 4PD

A well presented idyllic thatched cottage in a timeless Wiltshire village

*Set in a popular village at the edge of Salisbury Plain *Easy access to Devizes, Salisbury and Marlborough * Beautifully presented, elegant and characterful interiors *Cottage Garden to front and rear

Location

Easterton, positioned between Urchfont and Market Lavington, rests at the foot of Salisbury Plain, where scenic trails offer abundant opportunities for walking and riding. The historic cities of Bath and Salisbury lie approximately 20 miles away, while the vibrant market towns of Devizes and Marlborough, with their array of supermarkets, independent shops, cafés, and restaurants, are conveniently accessible. The village itself has a popular pub, The Royal Oak, and nearby Market Lavington, just half a mile away, provides essential amenities including a doctor's surgery, library, general store, post office, and a butcher, R. Douse and Son's.

There are excellent schools, both state and private, including Lavington Secondary School, Dauntsey's, Marlborough, St Mary's, St Margaret's in Calne, and Warminster.

There is easy access to the M3 and M4 motorways and mainline rail stations at Pewsey and Chippenham, offering journeys to London Paddington in just over an hour.

The cottage lies in the heart of the village.

Description

Little Thatch is an unusually pretty Grade II listed cottage. Its traditional thatched roof was rebuilt and re-thatched in 2024 in addition to the repair of the chimney stack. The interior is beautifully presented and blends period character with modern comfort, offering an inviting retreat in a serene village setting. This semi-detached cottage, believed to date from the eighteenth century, has exposed beams and casement windows.

Enter through the rear into a well-appointed **kitchen** and **dining area**, featuring a range of

stylish wall and floor units, a tiled floor, and a modern Bosch electric oven and hob with an extractor fan. An **inner lobby**, with a second external door, leads to a comfortable **sitting room**, carpeted and adorned with a painted beamed ceiling, overlooking the front garden. The first floor has a spacious **double bedroom** with fitted wardrobes concealing the hot water tank and immersion heater, alongside a versatile **single bedroom** currently serving as an office. The **bathroom** is thoughtfully designed, equipped with a hand basin in a vanity unit, a bath with mixer and shower tap, and a wc.

Outdoor

Accessed via a private rear yard, the property features a gravelled area enclosed by close-boarded fencing, ideal for outdoor entertaining. The front cottage garden extends to a tranquil brook, bordered by high hedging and featuring a lawned area and a timber potting shed.

Roadside parking is readily available just outside the property.

Tenure Freehold

Services Mains water, electricity, and drainage. Electric fired central heating. Broadband to cabinet with download speeds up to 76 Mbps and upload speeds up to 15 Mbps (Source: Openreach broadband fibre checker).

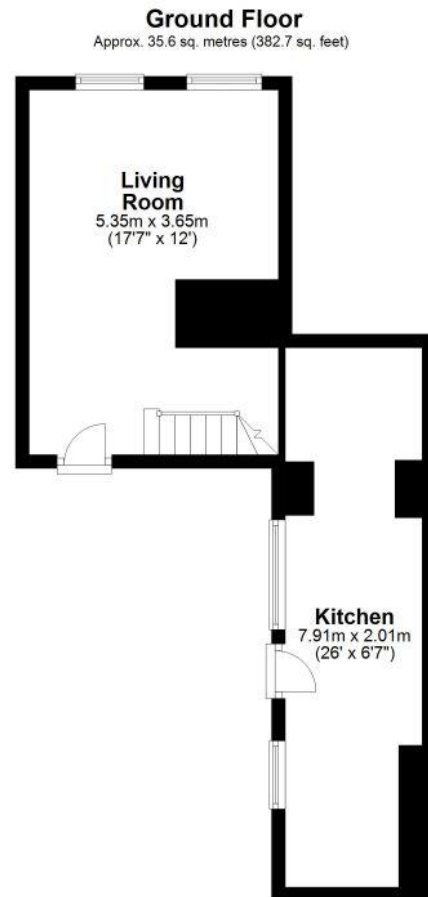
Council Tax Band C

Local Authority Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000, www.wiltshire.gov.uk

Directions

<https://what3words.com/tribes.roosts.helped>





Total area: approx. 60.4 sq. metres (650.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.





Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyrepc.co.uk
01672 516619

1 Hughenden Yard, Marlborough SN8 1LT

birkmyre
property consultants