



Knowle Cottage, Knowle  
£365,000



## Knowle Cottage

Knowle, Pewsey

### NO ONWARD CHAIN

An attractive three-bedroom cottage situated in the desirable hamlet of Knowle, just north-east of Pewsey. This charming home offers a wonderful balance of period character and practical living, complemented by countryside views and excellent access to local amenities.

The property is entered via a useful front porch, leading into a well-presented kitchen with stone tiled flooring. The kitchen offers ample storage and includes integrated appliances, comprising a dishwasher, halogen hob and electric fan oven, along with hardwood work surfaces and a ceramic double sink. A door from the kitchen provides direct access to the garden, ideal for everyday convenience and outdoor entertaining. Off the kitchen, a practical cloakroom with WC and small utility area adds convenience.

From here, the accommodation flows into a light-filled sitting room, where the stone tiled flooring continues throughout the ground floor.

This inviting space features a large brick fireplace, exposed oak beams in the original part of the cottage, and neutral décor throughout, creating a warm and welcoming atmosphere.



Upstairs, the character of the property continues. The master bedroom enjoys dual-aspect windows with far-reaching views towards Martinsell Hill, along with fitted wardrobes. There are two further bedrooms, one being a twin room with a built-in storage cupboard, and the other enjoying views over the rear garden and open countryside beyond. A family bathroom completes the first floor, fitted with a bath and power shower.

Externally, the cottage is beautifully presented with an attractive red brick façade, clay tiled roof and lead-framed diamond windows. The west-facing front garden features a sheltered terrace, creating a wonderful suntrap, with high hedging providing privacy. To the rear, the enclosed garden is mainly laid to lawn with raised flower beds, a patio area, and a garden shed.

Beyond the rear boundary lies the Jones' Mill Nature Reserve, offering vast open countryside with direct access to walking routes and Martinsell Hill in the distance. A bridle path just a short walk from the front of the property leads to the canal, while Pewsey village and mainline train station are approximately a 10-minute walk away.

- 3-bedroom Cottage in the Hamlet of Knowle
- Countryside Surroundings
- Contemporary Fitted Kitchen
- Front and Rear Gardens
- Approximately 10-minute walk to Pewsey village and Main Line Railway Station



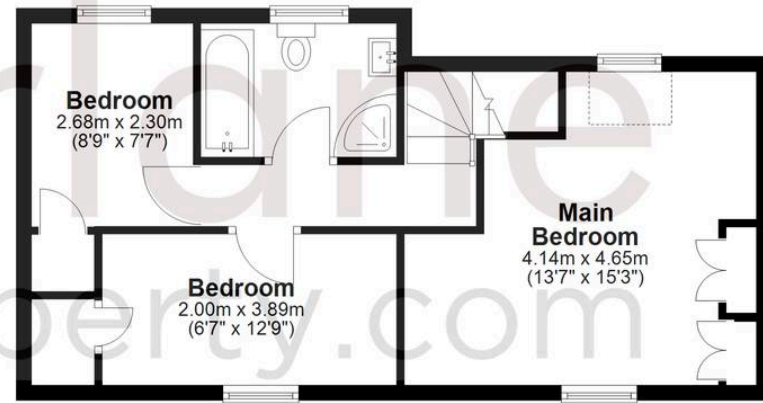
### Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.8 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting, 106 High Street – SN8 1LT

01672 514380 • marlborough@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

mcfarlane  
property.com