



WILLOW THATCH

New Mill, Pewsey, Wiltshire



AN ENCHANTING THATCHED COTTAGE IN AN ELEVATED POSITION WITH OUTSTANDING VIEWS ACROSS THE PEWSEY VALE.

Combining period charm with contemporary comfort, this beautifully appointed home offers light-filled interiors, beautiful private gardens and a rural setting within easy reach of London.



Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private sewage treatment plant. Oil heating. Water softener.

What3words: ///plus.commuted.pint

Postcode: SN9 5LD



THE PROPERTY

Willow Thatch is a charming period home dating from 1806, it is not listed. Formerly three cottages, it has been reconfigured and refurbished to a high standard, retaining its character, including exposed beams, brickwork and inglenook fireplaces.

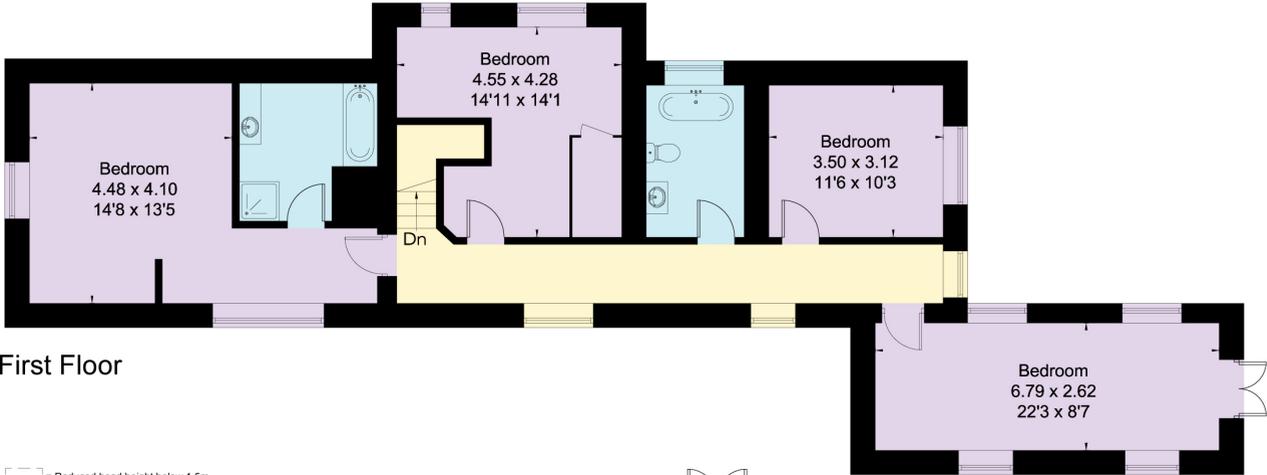
The kitchen with central island, granite and timber work surfaces and integrated appliances, opens into a garden room with underfloor heating and doors to a sheltered terrace. A triple-aspect sitting room has French windows and an inglenook fireplace with wood-burning stove. There are four individually styled bedrooms; the principal has an ensuite and one of the bedrooms opens onto a decked area. There is also a separate family bathroom.

The delightful gardens amount to about half an acre and are landscaped to maximise views across the Vale, with lawns, borders and a large terrace for entertaining. Outbuildings include a summerhouse/home office with power and a separate garden store. Subject to planning, there is space to add a garage.

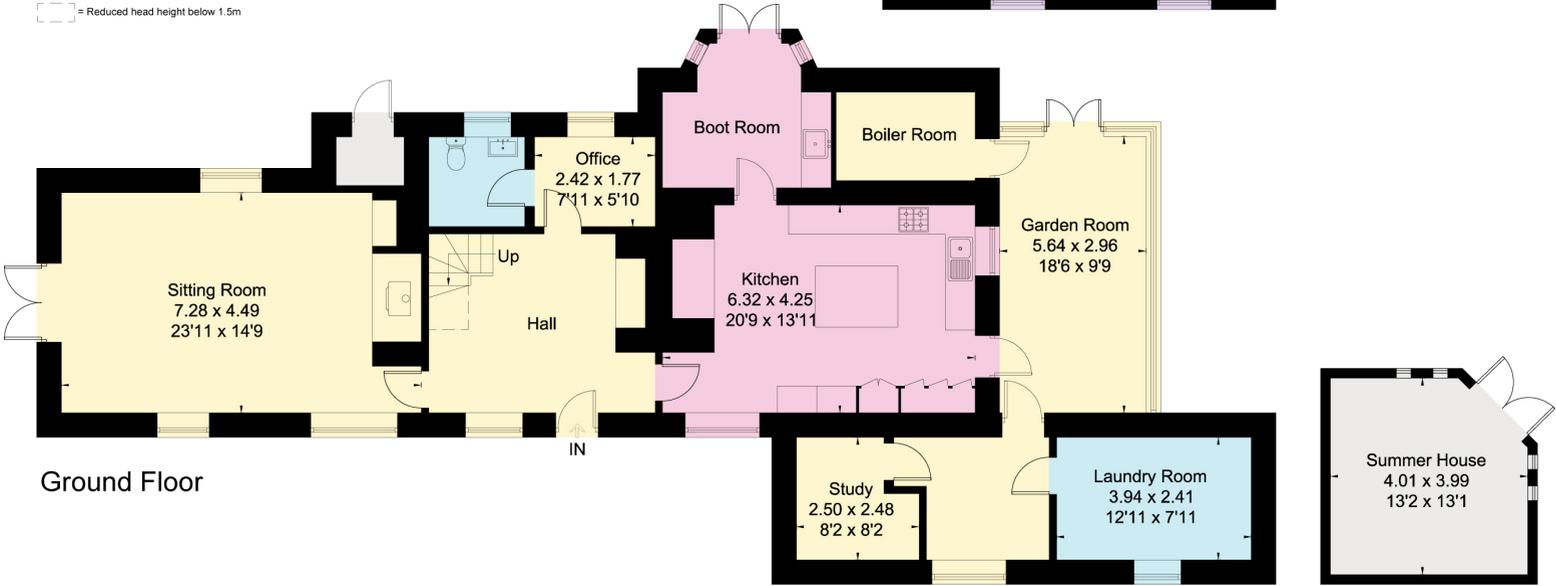




Approximate Floor Area = 258 sq m / 2777 sq ft
 Outbuilding = 15 sq m / 161 sq ft
 Total = 273 sq m / 2938 sq ft



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

(Including Outbuildings)
 Approximate Gross Internal Area = 273 sq m / 2938 sq ft

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. (ID767266)



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