

FOR SALE BY INFORMAL TENDER

THREE-BEDROOM DETACHED PERIOD COTTAGE

The Plough, Plough Lane, Marston, Wiltshire, SN10 5SR

OFFERS ABOVE £340,000

TENDER DEADLINE: 12 NOON, THURSDAY 1ST OCTOBER 2026

- Thatched period 'chocolate box cottage'
- Three-bedrooms
- Full of potential with retaining original features
- Sought-after rural location
- On the market for the first time in over 40 years
- Set in 0.48 acres



Devizes – 5 miles
Chippenham – 15.5 miles

Trowbridge Train Station – 11 miles
Bath – 20.5 miles

DESCRIPTION

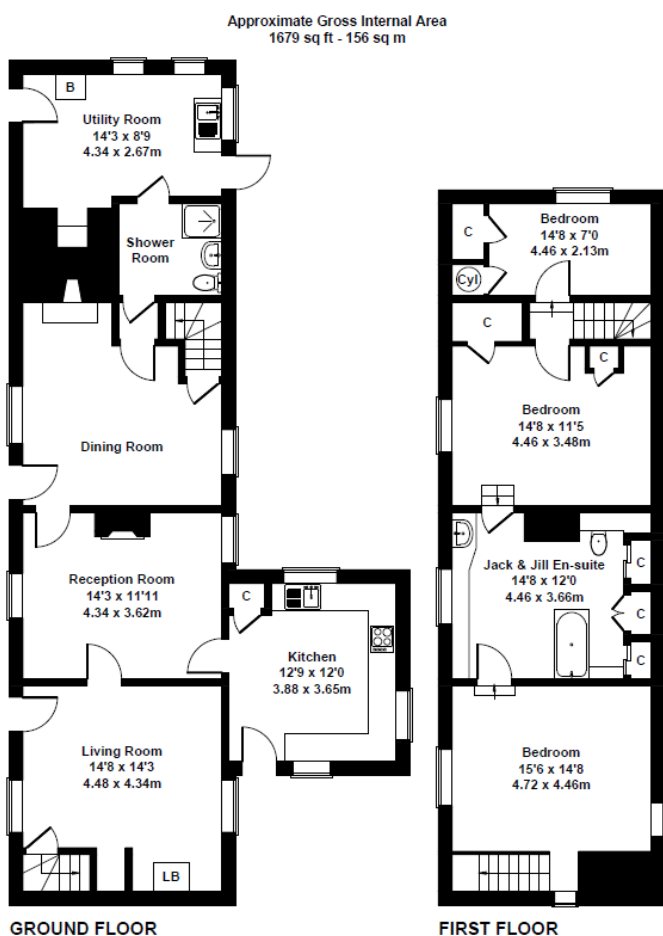
A unique opportunity to purchase a picturesque 'chocolate box cottage' in the sought-after Wiltshire village of Marston, brought to the market for the first time in over 40 years. The Plough is an enchanting Grade II Listed three-bedroom thatched cottage dating from the 16th century. Rich in period charm, steeped in history and once the former Inn of Marston, The Plough offers a rare opportunity to acquire a quintessential thatched cottage with scope to renovate and remodel, subject to the necessary Listed Building and planning consents. The Plough provides the opportunity to create a fine family home in a beautiful setting, which must be viewed. The property comes with a semi-detached garage and benefits from off-road parking to the front of the property. The Plough is set in approximately 0.48 acres, located in a peaceful setting and benefits from a large garden at the back of the property.



Mostly built in the 16th century, The Plough is a detached thatched cottage, built mainly of brick with half-timbered walls. Little of its character has been lost with modernisation, many of the old ceilings remain intact and the half-timbered roof frames and beams remain exposed. The property enjoys a generous garden with four separate access points highlighted in yellow on the sale plan below. Double timber gates open into the garden from the east, presenting potential to create further off-road parking and possibly a further garage, subject to the necessary consents. The property is outlined red on the sale plan below.



On the ground floor, the property comprises a kitchen, dining room, reception room, living room, utility room and shower room. There are two sets of stairs either end of the property; leading to the first floor are three bedrooms, two of which benefit from a Jack & Jill en-suite. There is restricted head height in areas of the first floor. The property extends to approximately 156 sqm (1,679 sqft).



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	48 E	
21-38	F		
1-20	G		



LOCATION

Marston is a popular village situated amidst the beautiful Wiltshire countryside, located a short walk from the village of Worton. The village is located off the 'Seend Road' south-west of Worton, is 5 miles south-west of Devizes, giving good access to the historic market town. Marston is a sought-after location, surrounded by open rural countryside with a network of scenic footpaths and a stone's throw from many picturesque villages and towns.

The property is accessed directly off a quiet country lane which runs to neighbouring properties in Marston only, being a no-through road. The property enjoys a rural position whilst being within easy reach of the nearby towns of Devizes, Melksham, Chippenham and the city of Bath. All of which offer a wide range of amenities and shops, supermarkets, cafes, pubs and restaurants. There is also a selection of reputable schools, including Five Lanes Primary School in Worton which is a 10-minute walk and secondary schools in Devizes and Market Lavington. Independent schools such as Dauntsey's School and Stonar School are also within a short driving distance. The M4 J17 can be accessed through Chippenham, and the property is located approximately 11 miles from Trowbridge Train Station or Chippenham Train Station (approx. 14.5 miles).

ADDRESS

Full address: The Plough, Plough Lane, Marston, Wiltshire, SN10 5SR. Please see the plan overleaf for reference.



DIRECTIONS

The Plough, Plough Lane, Marston, Wiltshire, SN10 5SR. The property will be indicated by a For Sale board. The what3words location is **///acrobatic.running.often**.

ACCESS & PARKING

Access to the property is directly from the public highway, off which is a driveway with a parking area to the front of the property and garage to the east.

OTHER MATTERS

We understand that The Plough offers a provisional right of common land in Marston under the Commons Act 2006 (previously Commons Registration Act 1965). The right claimed for The Plough is to *"graze 2 cows, 2 goats, 6 geese and 1 horse over the whole of the land comprised in this register unit"*. More information can be provided upon request. Historic documents and deeds (dating almost 200 years ago) of The Plough can be provided upon request.

DESIGNATIONS

The Plough is Grade II Listed, and the village of Marston is located within a Conservation Area.

GUIDE PRICE

Offers are invited above £340,000.

METHOD OF SALE

The freehold of the property is offered for sale as a whole by informal tender with vacant possession.

TENDER DEADLINE

Written or email Tenders are to be submitted to WebbPaton's office by **12 noon on Thursday 1st October 2026**. Offers should be submitted by email to laura@webbpaton.co.uk or in a sealed envelope to the WebbPaton office, address below, marked **'For the attention of Laura Carpenter – The Plough – Tender'**.

LAND REGISTRY

The property is currently unregistered at the Land Registry.

SERVICES AND DRAINAGE

The property benefits from mains electric, water and sewage connections. Central heating and hot water are provided via an oil-fired boiler which was replaced in 2025.

VIEWINGS

Viewings are strictly by appointment only and are to be arranged through Laura Carpenter or Mark Webb at WebbPaton on 01793 842055 or post@webbpaton.co.uk.

HEALTH AND SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

VAT

The property is not registered for VAT.

LEGAL COSTS

All legal costs will be the responsibility of each party.



Particulars produced August 2026

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.