

alan hawkins

Elm Cottage, Bushton, SN4 7PT

01793 840 222 | alan**hawkins**.co.uk

alan hawkins
PROPERTY SALES & LETTINGS



- Four Bedroom Detached Period Cottage
- Picturesque Settings
- Four Double Bedrooms
- Utility/Boot Room
- Recently Replaced Boiler
- Double Storey Extension
- Stunning Open Views
- Two Reception Rooms
- Two Bathrooms
- No Onward Chain

alan hawkins
PROPERTY SALES & LETTINGS

Elm Cottage 45, Bushton, SN4 7PT

£575,000

A charming four double bedroom detached period country home, combining traditional thatched character with a tiled roof extension, beautifully positioned in the peaceful village of Bushton and enjoying far-reaching views across the surrounding countryside.

Offering generous and versatile accommodation, this characterful country home has been thoughtfully extended to provide over 1,700 sq ft of living space, with beautiful rural views enjoyed from many of the rooms.

The ground floor is centred around a bright and spacious open-plan living room, creating an excellent space for both everyday family life and entertaining. With direct access onto the garden, the room makes the most of the property's wonderful setting and features a wood-burning stove, adding a cosy focal point. There is also a generous dining room/reception hall, well-appointed kitchen, useful boot/utility room and a separate cloakroom.

Upstairs, the property offers four well-proportioned double bedrooms, all enjoying views providing excellent flexibility for families, guests or those working from home. The principal bedroom benefits from its own en-suite bathroom, while a further family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private and enclosed garden, with a variety of established shrubs and trees providing a lovely green backdrop. To the rear, low-level post and rail fencing allows the stunning countryside views to take centre stage, creating a wonderful spot to sit and enjoy the peace and tranquillity of this special location. Driveway parking to the side provides valuable benefit of off-road parking, with gated access directly into the garden.

Set within the quaint and peaceful village of Bushton, this is an appealing rural retreat while remaining conveniently positioned for access to local amenities and transport links, including the M4 for commuters.

A beautiful thatched country home offering space, character, privacy and exceptional countryside views.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

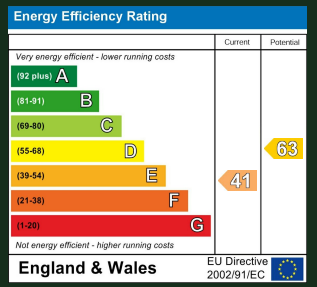
Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)
Internet Speeds Up to 1600 mbps (Ofcom)
Heating: Oil
Electric: Mains
Water + Waste: Mains

Energy Efficiency Rating (England & Wales)




alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


COAL
alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS

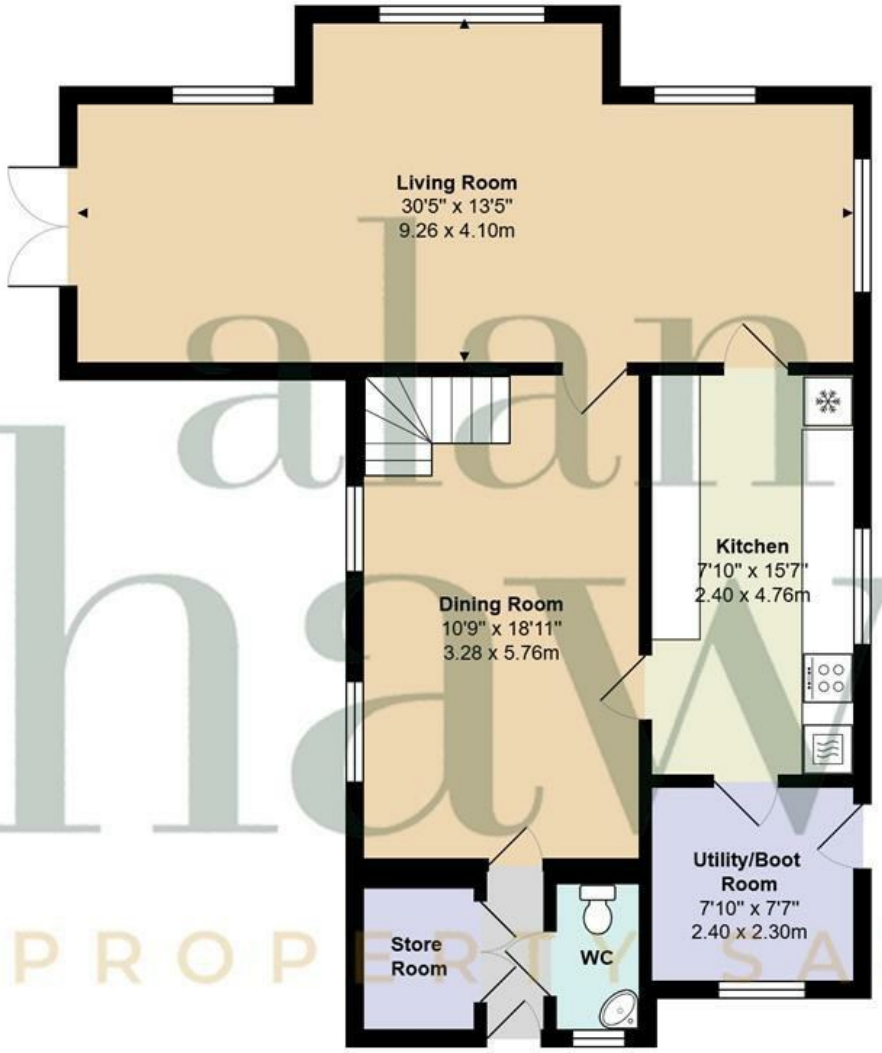

alan
hawkins
PROPERTY SALES & LETTINGS



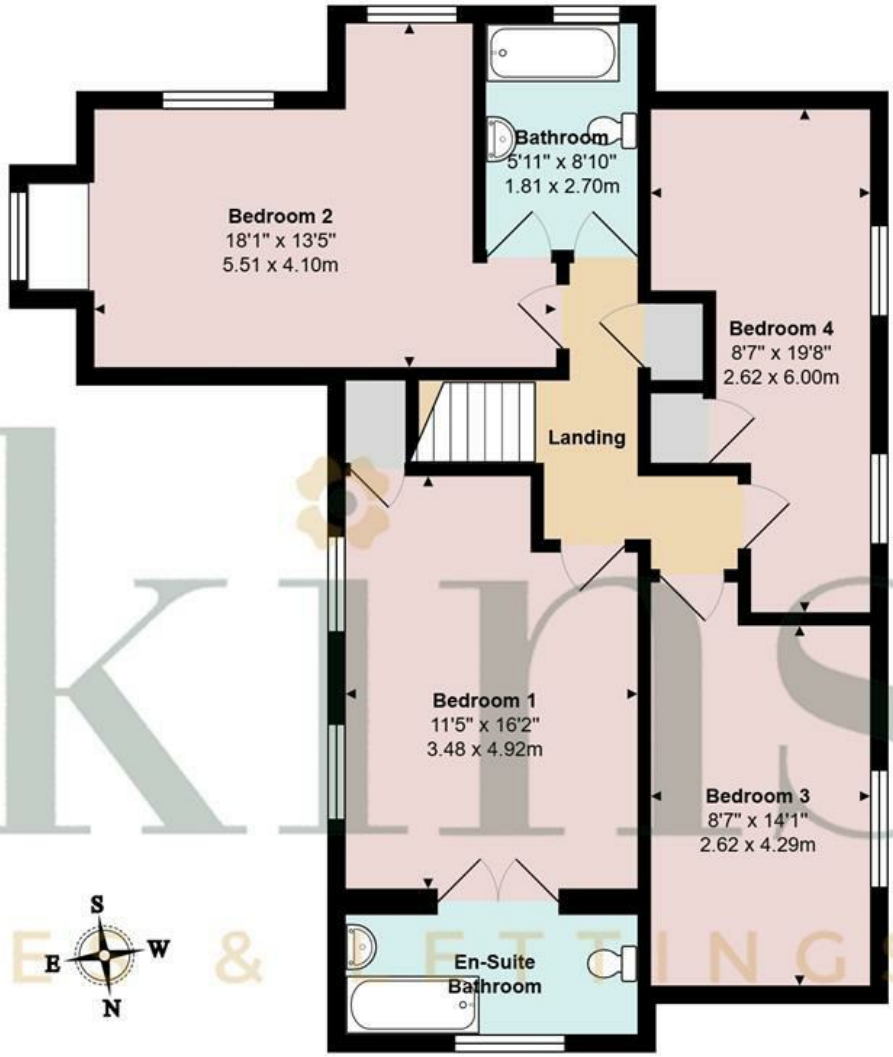








Ground Floor
Area: 827 ft² ... 76.8 m²



First Floor
Area: 875 ft² ... 81.3 m²

Total Area: 1702 ft² ... 158.1 m²

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alan**hawkins**.co.uk

Alan Hawkins
26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman