



Magpies



At first glance, Magpies Cottage looks like a quintessential Grade II listed chocolate-box cottage. What makes it extraordinary is that behind its centuries-old façade lies an almost entirely rebuilt home. Today it offers all the character of an 18th-century thatched cottage, combined with the reassurance of modern construction, insulation, wiring, heating and a Dorset Firecheck system beneath the thatch.



Purchased at auction in 2021, the current owners embarked on a remarkable labour of love to rescue an important piece of Wiltshire's history. The cottage has been painstakingly rebuilt, carefully respecting its Grade II listed status while reclaiming and reusing as many original features as possible. The result is a home that feels wonderfully authentic, where centuries-old craftsmanship has been combined with all the comforts and efficiency expected of modern living.

The front entrance immediately hints at the care that has gone into every detail. Beneath the pretty gabled porch, a stable door with the original reclaimed iron door pull welcomes you inside, and a beautifully preserved wall-mounted telephone (salvaged from the cottage before restoration began) offers the first glimpse of the home's remarkable story. The entrance hall, with its beautiful tiled floor and original staircase, sets the tone perfectly.





On one side of the hall, the sitting room is a wonderfully inviting space, where windows on two sides flood the room with natural light throughout the day.



Newly laid timber floorboards complement the reconstructed pumice-lined chimney breast with its painted exposed brickwork – this is a room that feels both cosy and uplifting.



Across the hallway, the generous country kitchen perfectly balances character and practicality. Reclaimed kitchen cupboards and the slate stone flooring have been lovingly restored, preserving the cottage's heritage, while an electric range-style cooker, wooden work surfaces and a traditional pantry make it a kitchen designed to be enjoyed every day. The painted brick chimney breast provides another subtle reminder of the craftsmanship that runs throughout the home.

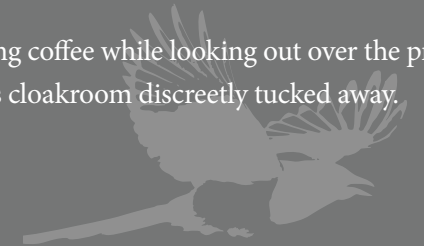




From the kitchen, a stable door leads through to a dining room that is filled with natural light. Bespoke wall panelling, exposed copper pipework and stripped timber flooring give the room a relaxed, country feel. From here, a practical side lobby provides space for coats and everyday essentials, together with plumbing for a washing machine, before leading to the secure side entrance.



The adjoining garden room offers a peaceful spot to enjoy a morning coffee while looking out over the pretty south-facing courtyard garden and there is also a useful downstairs cloakroom discreetly tucked away.





Climbing the staircase, the sense of space continues. Despite the cottage's historic origins, the ceilings upstairs are unexpectedly high, giving both bedrooms a wonderfully light and airy feel. Beautifully restored sash windows frame views across The Pound, while painted white floorboards and original features create calm, elegant spaces that feel timeless rather than overtly traditional.



The family bathroom has been sympathetically finished, combining contemporary fittings with soft heritage colours and quality materials that complement the age and character of the property.



Throughout Magpies Cottage there is an extraordinary attention to detail that becomes more apparent the longer you spend here.

Stable doors with their charming carved heart motifs, beautifully restored sash windows, waxed and painted timber floors, original stone flags and countless reclaimed features all contribute to a home that reveals something new each time you look. Even the skirting boards in one of the bedrooms have been individually handcrafted to follow the gentle curves of the original walls - a small detail perhaps, but one that perfectly reflects the patience, skill and respect that has gone into every stage of this remarkable restoration.





The garden is every bit as charming as the cottage itself. Completely enclosed and wonderfully private, it has been designed to be enjoyed rather than maintained. Cobbled paving, climbing plants and traditional whitewashed walls create a peaceful spot that is just perfect for long summer lunches or an evening glass of wine.



Although the cottage appears untouched by time, behind the scenes it has been rebuilt to modern standards and benefits from new insulation, new wiring, modern electric central heating and a newly thatched roof incorporating the Dorset Firecheck system. This is a specialist fire-resistant barrier beneath the thatch that provides valuable additional protection and peace of mind.

Magpies Cottage enjoys an enviable position overlooking The Pound, the historic medieval livestock enclosure that gives this picturesque hamlet its name. Sitting within the Haxton Conservation Area, the cottage occupies one of the most attractive positions in this friendly village community on the edge of Salisbury Plain. Beautiful countryside walks begin almost from the front door yet Salisbury and Grateley stations are all within easy reach and provide excellent connections to London Waterloo.



Perhaps nothing captures the spirit of Haxton better than the story the owners tell of the restoration itself. When the time came to lift the enormous oak ridge beam into place beneath the new thatched roof, twelve villagers arrived to help. It was an act of kindness that perfectly reflects the warmth of this welcoming community and the pride local people take in preserving its heritage.



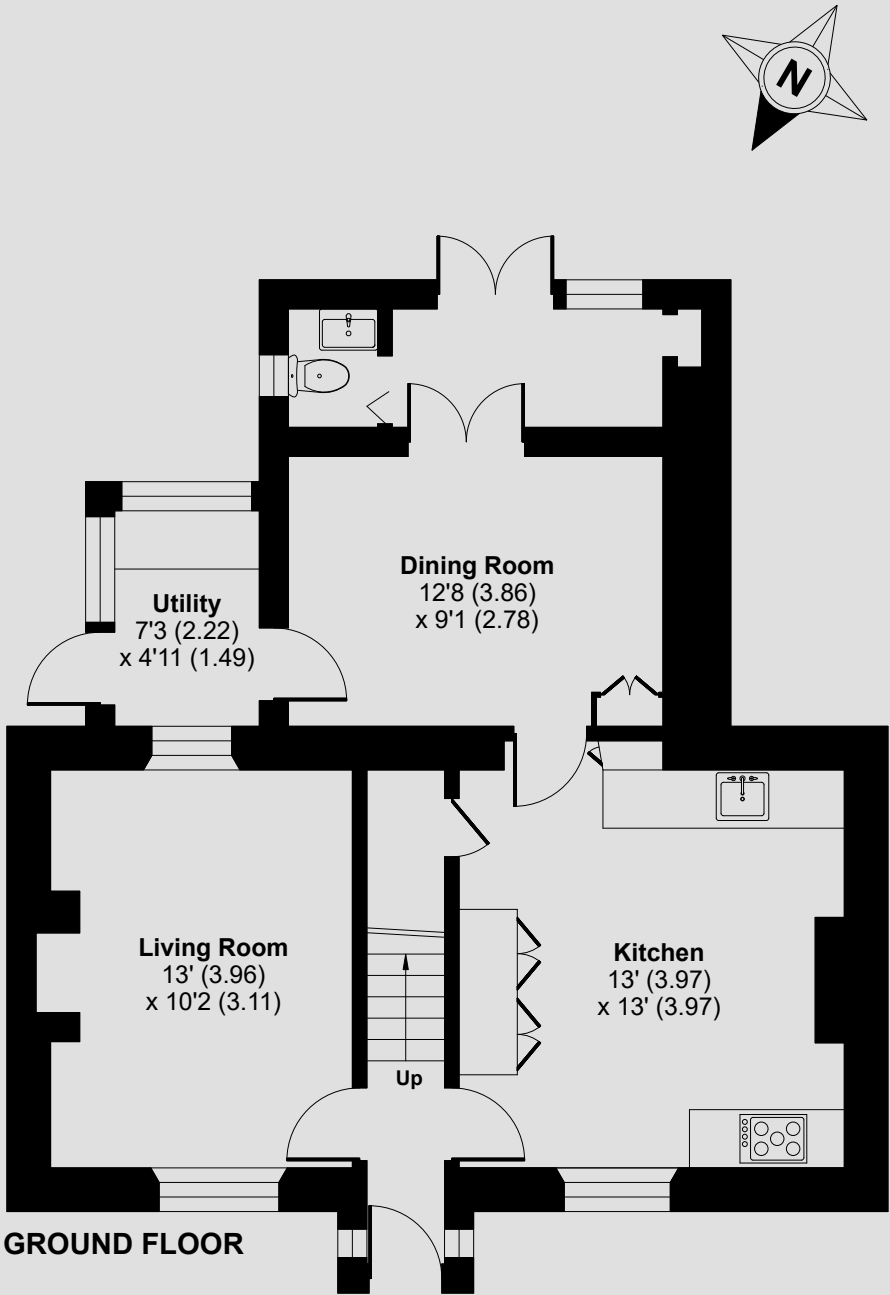
Magpies Cottage is a home that appeals on every level. It offers the romance of a picture-perfect thatched cottage, the reassurance of an almost entirely rebuilt home, and the rare opportunity to become part of a thriving village community. Whether you're searching for a peaceful country retreat, a first step into village life, or a beautifully crafted home to enjoy for years to come, Magpies Cottage is a property that will capture your heart from the moment you arrive.



Magpies Cottage is more than a beautiful period home. It is the result of extraordinary craftsmanship, patience and passion - a rare opportunity to own a lovingly restored piece of Wiltshire's history, where every detail has been considered and every corner has a story to tell.

KEY FEATURES

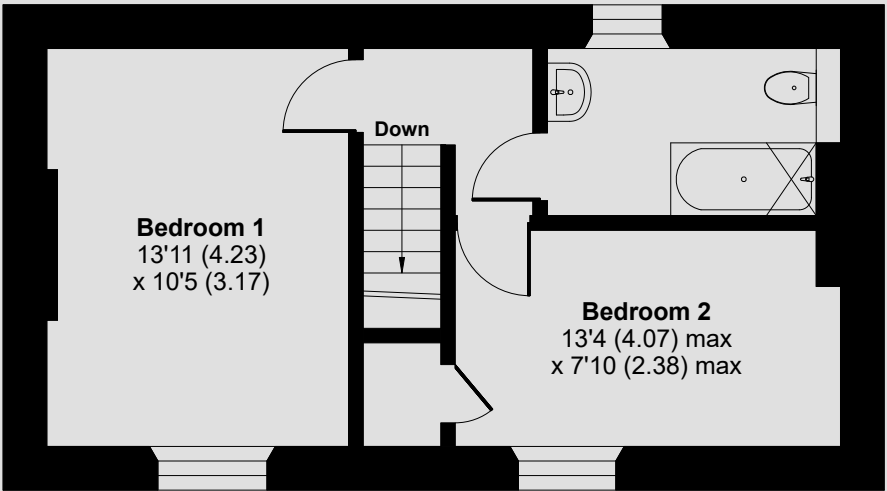
- Grade II listed late 18th / early 19th century thatched cottage
- Expertly rebuilt following a painstaking restoration completed in 2026
- New thatched roof incorporating a Dorset Firecheck fire-resistant system & New Building Control sign-off.
- Beautifully reclaimed original features throughout, including kitchen cupboards, sash windows, iron door furniture and vintage wall telephone
- Two reception rooms full of natural light and character
- Country kitchen with electric range cooker and traditional pantry
- Delightful south-facing private cobbled courtyard garden with sun room and secure side access
- Two spacious double bedrooms with unusually high ceilings and views across The Pound
- Peaceful position within the Haxton Conservation Area, surrounded by countryside walks on Salisbury Plain
- All the charm of a quintessential chocolate-box cottage, with the comfort, efficiency and reassurance of an almost entirely rebuilt home
- No onward chain



The Pound, Haxton, Salisbury, SP4

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale





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