



📍 Anvil Cottage The Green, Urchfont, Wiltshire, SN10 4QU

🏠 Guide Price £385,000

A charming 3-bedroom cottage in the heart of the prized village of Urchfont.

- Brimming with character
- 3-bedrooms
- Semi-detached cottage
- Extremely sought after village of Urchfont
- Stones throw to village amenities
- Extended to the rear
- Downstairs shower room and upstairs bathroom
- Rear garden is a blank canvas
- Summer house/home office with electricity and phone line

🏠 Flying Freehold

🏠 EPC Rating E



This charming 3-bedroom semi-detached home is located in one of Wiltshire's most sought-after villages. Bursting with character, this delightful cottage offers the perfect opportunity to create a home that reflects your own style, combining traditional features with modern living.

The welcoming reception room immediately sets the tone, with beautiful terracotta parquet flooring adding warmth and a sense of timeless character along with a feature open fireplace. A rear extension has thoughtfully increased the living space, creating a large, light-filled kitchen which opens seamlessly into a dining area – the heart of the home – perfect for family meals and entertaining.

Accommodation comprises a reception room and kitchen/diner on the ground floor, with a downstairs shower room providing added convenience. The first floor offers two double bedrooms, a single bedroom, and a family bathroom, with the principal bedroom benefiting from built-in wardrobes and all rooms offering flexibility to suit family, guests, or home office needs.

Outside, the property is complemented by a substantial rear garden, including a patioed seating area – an ideal space for outdoor dining or relaxing in the sun. A charming summerhouse adds further appeal with electricity and a phone line, making for a perfect home office.

With its combination of character features, thoughtfully extended accommodation, and large, private garden, Anvil Cottage offers a rare opportunity to enjoy village life in one of Wiltshire's most desirable locations.

#### **Situation**

Anvil Cottage occupies a delightful position close to the The Green in this highly regarded village. Urchfont itself is a thriving quintessentially English village – renowned for its eclectic mix of fine period houses and cottages surrounding both the village pond and The Green. Village amenities include a primary school, general store with sub post office, church, dental surgery, garage, pub and cricket club. There is also an extremely popular annual scare crow festival which generates huge funds for the various village clubs/societies. The busy market town of Devizes is only 5 miles distant and the major centres of Bath, Salisbury and Swindon are all within commuting distance. A mainline railway station can be found in nearby Pewsey (10 miles).

#### **Property information**

Oil fired central heating. We are advised all other mains services are connected.

Agents notes: The property is situated within a conservation area. A small section of the neighbouring property extends above the downstairs shower room (flying freehold), an arrangement that has been in place for many years without any reported issues.

Tenure: Freehold  
Council tax band: C  
EPC rating: E



## The Green, Urchfont, Devizes, SN10

Approximate Area = 948 sq ft / 88 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1066 sq ft / 99 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1333758

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