

2 PARSONAGE COTTAGES

PINKNEY, WILTSHIRE



**A beautifully presented Cotswold
stone terraced cottage with a wealth
of original features**

Ground Floor: Porch • Reception Room
Kitchen/Dining Room • Utility/Cloakroom

First Floor: Double Bedroom • Bathroom

Outside: Front Garden with Log Store • Garden Office
Landscaped South/West Facing Rear Garden with
Paved Terrace

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T: 01285 883740

E: cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk



Garden Studio



DESCRIPTION

Believed to date back to the early 1600's, 2 Parsonage Cottages is very well presented and retains much of its original character and charm including exposed beams and a spacious original staircase. Accessed via a front garden, the porch leads directly into the reception room complete with wood burning stove. To the rear is a bright, stylish and extended kitchen/dining room with designated space for a large dining table and bi-fold doors which lead directly onto the south/west facing terrace and garden. Upstairs, on the first floor, there is double bedroom with built-in storage along one wall and a well-appointed bathroom. The staircase continues to the second floor which has another large double bedroom with exposed ceiling beams and a pitched ceiling. 2 Parsonage Cottage is not listed.

OUTSIDE

Outside, the front garden is easy to maintain and bordered but a traditional Cotswold stone wall. The south/west facing rear garden has been sympathetically landscaped and includes a broad paved terrace, perfect for outside dining and entertaining. Wide stone steps lead up to the lawn with mature borders and raised beds. Within the far corner of the garden is a stone-built outbuilding that has been converted into a smart garden office with power and light, underfloor heating and a WC. The cottage is situated on the edge of Pinkney with a wonderful network of footpaths offering fabulous walking.

PLANNING PERMISSION

Application Reference Number: 20/03025/FUL

Rear extensions and extension to existing outbuilding. Full details on the Wiltshire planning website. We believe the planning to be extant.





SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. Electric under floor heating in garden office. Broadband connected. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX

Band D

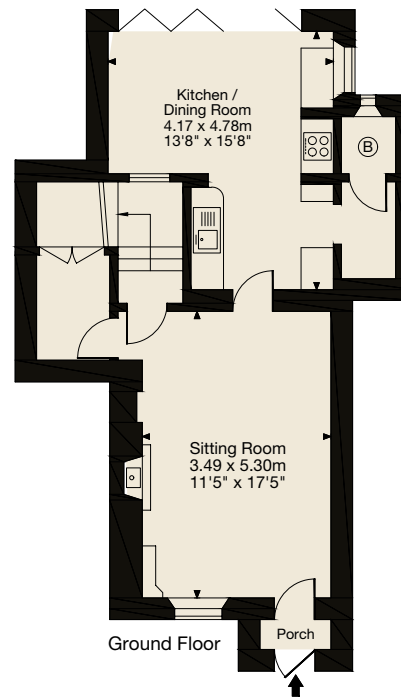
EPC

Band E

VIEWINGS

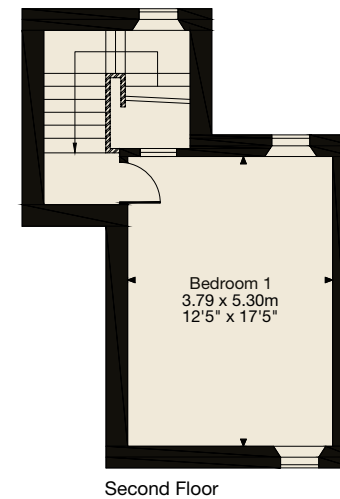
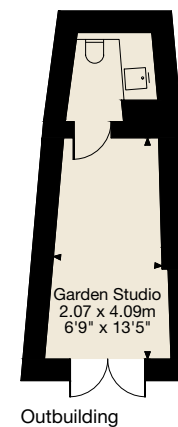
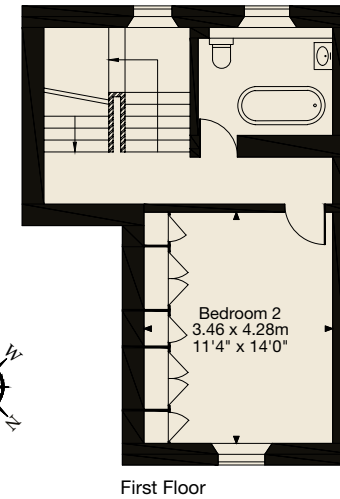
Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office -

T:01285 883740 | E: cirencester@butlersherborn.co.uk



Gross Internal Area (Approx.)
Main House = 110 sq m / 1,186 sq ft
Outbuilding = 10 sq m / 107 sq ft
Total Area = 120 sq m / 1,293 sq ft

Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



DIRECTIONS (SN16 0NZ)

From Sherston, take the B4040 towards Easton Grey and Malmesbury. Upon entering Pinkney and as the road drops down the hill, take the left hand turn at the crossroads. 2 Parsonage Cottages will be on the left-hand side after a short distance.

what3words: ///device.grownup.foreheads



Pubs

The Rattlebone, Sherston 1 mile
Whatley Manor Hotel & Spa, Easton Gey 2.5 miles
The Cat & Custard Pot Inn, Shipton Moyne 3 miles
The Hare & Hounds Hotel, Westonbirt 3 miles
The Old Bell Hotel, Malmesbury 4.5 miles
Calcot Manor & Spa, nr Tetbury 7 miles
The Potting Shed, Crudwell 9 miles



Towns

Sherston 1 mile
Westonbirt Arboretum 2.3 miles
Malmesbury 4.5 miles
Tetbury 6 miles
Cirencester 18 miles
Bath 20 miles
Bristol 22 miles



Train Station/M4

Kemble 12.5 miles
Jct 17 M4 7 miles

Butler 
Sherborn

www.butlersherborn.co.uk



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: July 2026. Particulars written: July 2026. Brochure by wordperfectprint.com

