

Ground Floor  
Approx 80 sq m / 858 sq ft



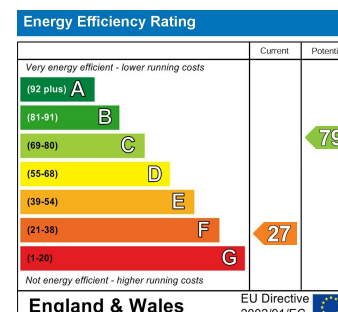
First Floor  
Approx 60 sq m / 646 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## The Street East Knoyle

Guide Price  
£350,000

\*\*\*END OF CHAIN\*\*\*VENDORS SUITED\*\*\*

### Character Tudor Cottage Ready for Restoration

Set in the heart of East Knoyle, this mid-terrace Tudor cottage dates back to the 1560s and offers a wonderful restoration project. It requires significant work, but provides excellent space inside and out, full of period character and charm.

### Full of Heritage and Potential

With exposed beams, wood panelling, and a striking inglenook fireplace, the cottage is rich in original detail. The layout includes three good-sized bedrooms (one en-suite) and a ground-floor bathroom — offering great potential to blend modern comfort with historic style.

### Generous Garden and Village Setting

A large rear garden provides plenty of outdoor space, ideal for landscaping or creating a private retreat. Set within a conservation area, the property enjoys a peaceful village location with easy access to major routes and nearby towns.

### A Rare Opportunity

Offered with no onward chain, this is a unique chance to restore a historic home with character, space, and a superb Wiltshire village location.





## The Property

### Accommodation

#### Inside

##### Ground Floor

From The Street, steps rise to a short path that leads to a storm porch where the front door opens into welcoming entrance with an opening into the kitchen and a step up and door opening into the sitting/dining room. There are ceiling beams and wood panelled walls. For practicality, the floor is tiled. The sitting/dining room is generously sized with a window to the front plus double doors with windows either side opening out to the rear garden. There are many character features, including ceiling beams and an impressive open fireplace with a timber beam. A door opens to the staircase to the first floor.

The kitchen also benefits from a double outlook with windows to the front and rear as well as boasting characterful features, such as exposed ceiling beams and there is an old fireplace with a beam that houses the Stanley range, which serves the central heating, hot

water and provides cooking facilities. For the summer months there is the immersion heater for hot water and a separate hob for cooking. From the kitchen there is a door that opens to an L shaped hall with another front door to the street plus doors to the ground floor bathroom and into the utility/boot room. In the utility/boot room, there is a sink and plenty of room for appliances as well as for coats, boots and shoes. A further door opens into the store/workshop where there is plumbing for a washing machine and door to the rear garden. Attached to this room is the wood store, which offers potential to link together into a more useable space.

##### First Floor

Stairs rise to a galleried landing where there are exposed old timbers and uprights plus a window to the front. There is access to two double bedrooms with a small flight of steps rising to a large main bedroom. This bedroom enjoys an outlook to the front and over the rear garden. It has partly exposed floor boards and benefits from an en-suite bathroom.

### Outside

#### Parking

There is no parking available with the property but there is plenty of space on the street in front of the cottage or further down towards the shop.

#### Rear Garden

This offers huge potential to create an outdoor space to your own needs and desires. The garden is large with good privacy and a sunny aspect but needs some management.

### Useful Information

Energy Efficiency Rating F  
Council Tax Band D  
Sustainable Wood Framed Glazing  
Oil Fired Central Heating from the Stanley range  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

Postcode - SP3 6AL  
What3words - steer.skyrocket.moves

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.