



12, Tockenham Corner, Tockenham, SN4 7PF

**Guide Price £495,000**

**richard james**

Village & Country Homes

richard james



## Tockenham Corner

Tockenham

Freehold



Charming Victorian Cottage with Far-Reaching Countryside Views

Tucked away within the highly desirable rural hamlet of Tockenham, this beautifully extended Victorian semi-detached cottage offers an enchanting blend of period character, modern comfort and idyllic countryside living.

Occupying a delightful position along a quiet country lane, the property enjoys far-reaching rural views to both the front and rear, creating a wonderful sense of peace and seclusion whilst remaining within easy reach of Royal Wootton Bassett, Malmesbury, Swindon and Chippenham.

Beautifully presented throughout, the home is rich in character with exposed beams, cottage-style features, a charming wood-burning stove and an abundance of natural light. The accommodation extends to approximately 1,360 sq ft and offers versatile living space perfectly suited to modern family life.

At the heart of the home lies a spectacular open-plan kitchen and dining room. This stunning space combines vaulted ceilings, character beams and generous glazing with French doors opening onto the garden, creating a sociable environment ideal for entertaining, family gatherings or simply enjoying the surrounding countryside views. The bespoke cottage-style kitchen complements the home's rural setting perfectly.

The cosy reception room provides a welcoming retreat, centred around an attractive exposed brick fireplace housing a wood-burning stove, while a separate study offers an excellent work-from-home space. A practical utility room and cloakroom complete the ground floor accommodation.

To the first floor are four bedrooms, including a spacious principal bedroom enjoying dual aspects and delightful views over neighbouring greenery. The beautifully appointed family bathroom has been thoughtfully designed with a timeless heritage style, perfectly complementing the character of the property.



Outside, the cottage is surrounded by wonderfully stocked gardens bursting with colour, mature planting and seasonal interest. A gated gravel driveway provides valuable off-road parking and benefits from an EV charging point, catering perfectly for modern living. Beyond the gardens, a useful detached outbuilding offers excellent versatility and could serve a variety of purposes including a home office, studio, workshop or additional storage space. The generous plot also offers scope to create further parking, subject to any necessary consents, enhancing both practicality and future value.

Tockenham remains one of North Wiltshire's hidden gems; a charming rural hamlet surrounded by rolling countryside yet conveniently located between Royal Wootton Bassett and Lyneham. The historic market town of Malmesbury, renowned for its Abbey, independent shops, excellent schools and thriving community, is also within easy reach. Mainline railway stations at Swindon and Chippenham provide direct links to London, while the M4 motorway is readily accessible for commuters.

This is a rare opportunity to acquire a truly characterful country cottage in an exceptional setting; offering charm, space, far-reaching countryside views, private gated parking, a versatile outbuilding and a lifestyle that is increasingly difficult to find. Welcome Home...



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← Lynham A 2102 →  
→ W. Bataeff A 2102 ←

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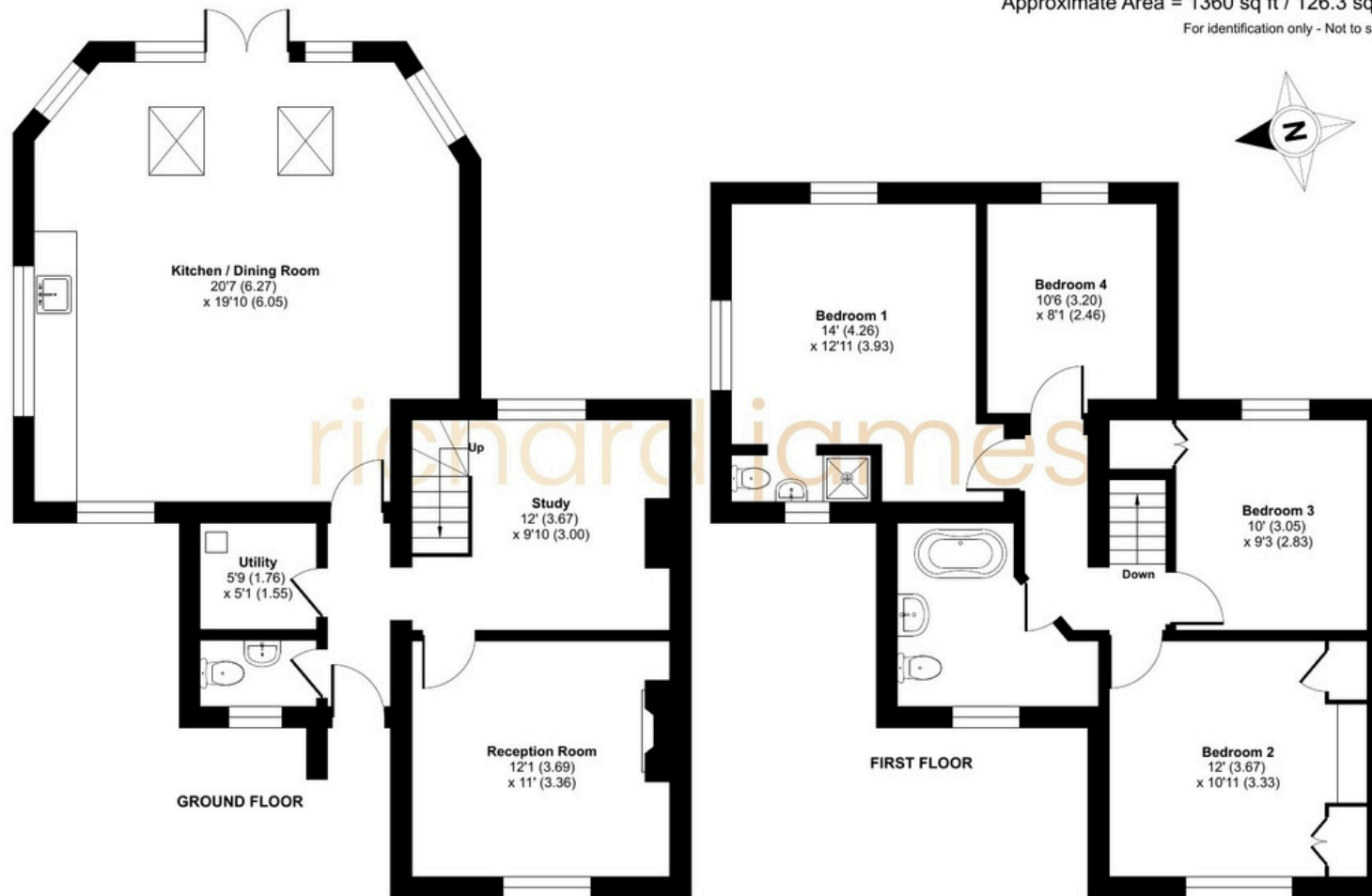


Lynnam A 3102  
W Bassett A 3102

# Floorplan

Approximate Area = 1360 sq ft / 126.3 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). © nichecom 2026. Produced for Richard James. REF: 1468803

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