



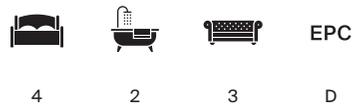
# THIMBLES

Wootton Rivers, Wiltshire



# A PRETTY THATCHED HOUSE SITUATED IN A SECLUDED POSITION ON THE EDGE OF A POPULAR VILLAGE, WITH WONDERFUL RURAL VIEWS.

Thimbles is a charming period property with light interiors and beautiful gardens.



Local Authority: Wiltshire Council

Council tax: Band F

Post Code: SN8 4NJ

Services: Mains water, electricity and drainage. Air source pump.

What3words: ///mermaids.sweep.shop

# LOCATION

Thimbles is situated in Wootton Rivers, an attractive village nestled within the Pewsey Vale and in an Area of Outstanding Natural Beauty, renowned for its rolling countryside. The nearby village of Pewsey offers a range of day-to-day facilities and a mainline station with direct services to London Paddington in about 60 minutes. The popular market town of Marlborough is a short drive from the house. The area is well known for walking, riding and outdoor pursuits.

There are many well-regarded state and independent schools in the area including St Johns, St Francis, Pinewood, Dauntsey's and Marlborough College.

**Distances:** Pewsey 3.5 miles (Paddington from 60 minutes), Marlborough 5.5 miles, Hungerford 12 miles, Devizes 15 miles, M4 J.14 15 miles, J.15 14 miles, Swindon 17.5 miles. (All distances and times are approximate).

# THE PROPERTY

Thimbles is a delightful period home dating from 1760, it is not listed and the thatch was updated in 2017. The accommodation is tastefully presented over three floors and has a wealth of character with exposed beams and brickwork.

The light and spacious rooms include a triple aspect garden room, which leads into the kitchen. The attractive dining room and sitting room both have woodburning stoves with the dining room having French windows providing access to the pretty garden. Subject to planning it may be possible to convert the second floor study/bedroom 5 into a bathroom.

The beautiful mature gardens are a particular feature of the property and enjoy wonderful views across the Vale. There is a south-west facing lawn to the front of the house with mature borders.







There are a variety of secluded seating areas around the garden, as well as raised beds, a pond, greenhouse and log store. The property is approached via a shared track which leads to a five bar gate, gravel drive and double carport and shed. There is a gate from the garden which opens onto fields with direct access to foot paths to the south of the house, ideal for country walks .

This delightful home is suited to full-time use or as a possible weekend retreat.

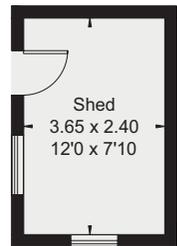
## VIEWING

Viewing by prior appointment only with the agents.

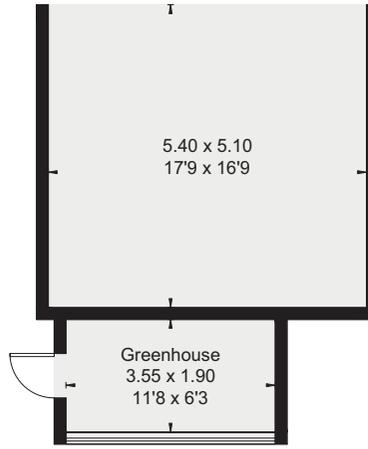




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

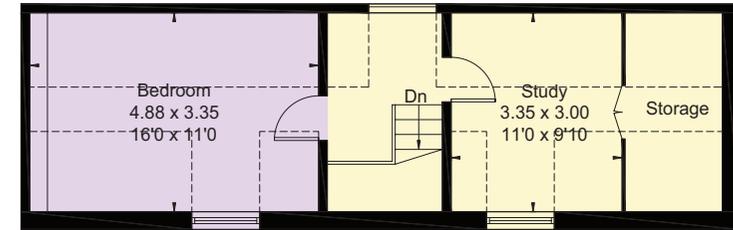


(Not Shown In Actual Location / Orientation)



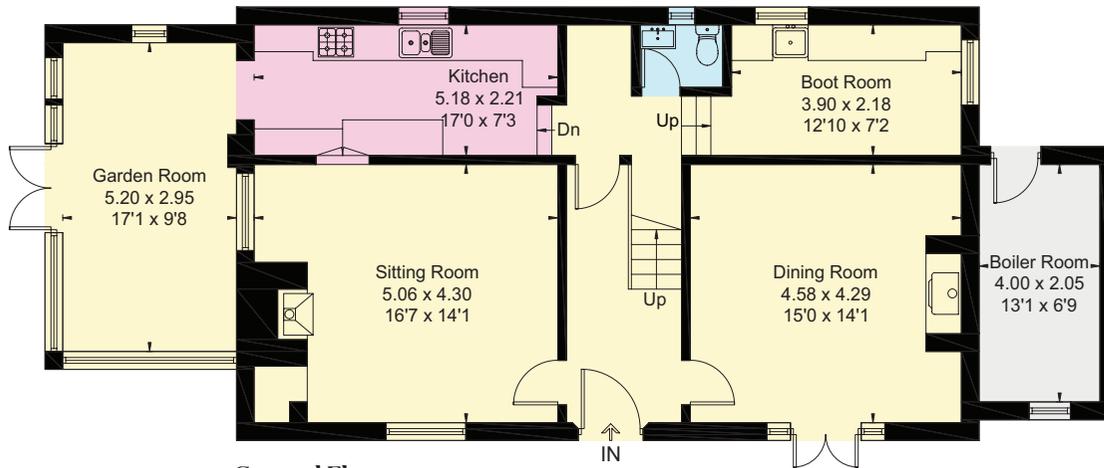
**Carport**

(Not Shown In Actual Location / Orientation)

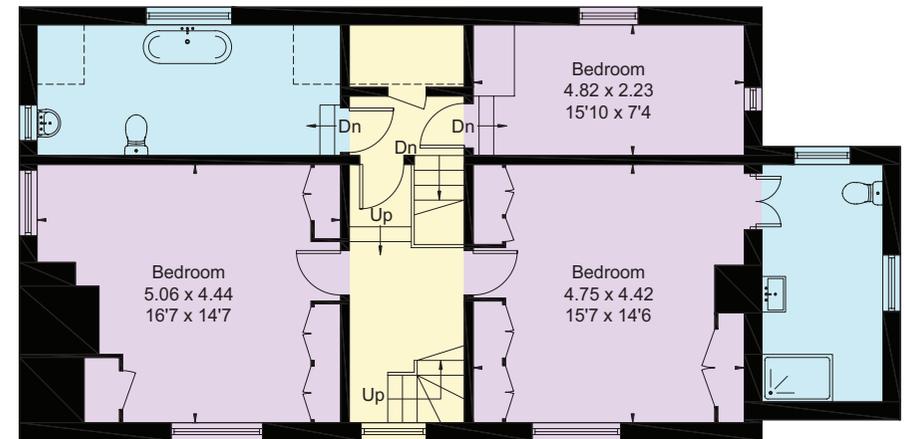


**Second Floor**

= Reduced head height below 1.5m



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 226.8 sq m / 2441 sq ft  
 Outbuildings = 15.3 sq m / 165 sq ft  
 Total = 242.1 sq m / 2606 sq ft (Excluding Open Space / Shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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