



**PRIMROSE COTTAGE,  
WOOTTON RIVERS**

**Carter Jonas**

# PRIMROSE COTTAGE, WOOTTON RIVERS, SN8 4NQ

A BEAUTIFUL PERIOD COTTAGE, FULL OF CHARM, SET IN THE HEART OF THE VILLAGE OF WOOTTON RIVERS.

## AMENITIES

- Period Cottage
- Vaulted Kitchen
- Flexible Accommodation
- Main Bedroom Ensuite
- Downstairs Bathroom
- Driveway Parking
- Studio
- Garden with Views

## SITUATION

Just a few miles from the lovely market town of Marlborough and village of Pewsey, Wootton Rivers is a beautiful and unspoilt village tucked away in a wonderful setting amidst the gently rolling hills and open farmland of the Vale of Pewsey. Dating back many hundreds of years, the village exhibits many of the best architectural features of this area, with flint and thatch very much prevalent. It feels a world away from the hustle and bustle of modern life, yet it offers the best of both worlds - secluded and peaceful while being quickly accessible to excellent schools, a wide range of shops, and commuting via road and rail. The Kennet and Avon canal runs through the village and there is a popular village pub, The Royal Oak, village hall, ancient church and there are few settings in this area more lovely.

## DESCRIPTION

Primrose Cottage is an appealing and most attractive thatched semi-detached cottage set in the village of Wootton Rivers and enjoys an abundance of character and period features including exposed beams and timbers, Aga and Inglenook fireplace.

The cottage offers generous reception spaces including the sitting room with Inglenook fireplace and woodburning stove, study and a separate dining room, which you could easily utilise as a third bedroom. The real heart of the home is the kitchen/breakfast room with vaulted ceiling, expose timbers and stable door opening out to the garden. The room floods with light and is the perfect spot for entertaining guests of family meals. A utility/boot room and a bathroom complete the downstairs accommodation.

Upstairs there are two generously proportioned double bedrooms with built in storage and the main bedroom benefits from having an ensuite bathroom.



## OUTSIDE

The property is approached via the village street to a gravelled parking area for a number of vehicles. The garden has various levels and stone walling and has been professionally planted with an array of shrubs and flower borders. There are far reaching views, at the top of the garden there is a large lawned area interspersed with specimen trees, surrounded by mature shrubs. There is a storage shed and greenhouse with power, water and lighting. There is also a sun terrace adjoining the house perfect for summer entertaining. There is also a detached studio with mezzanine level, which could be used as additional living space for when guests come to stay.

**GUIDE PRICE:** £625,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data



# Wootton Rivers, Marlborough, SN8

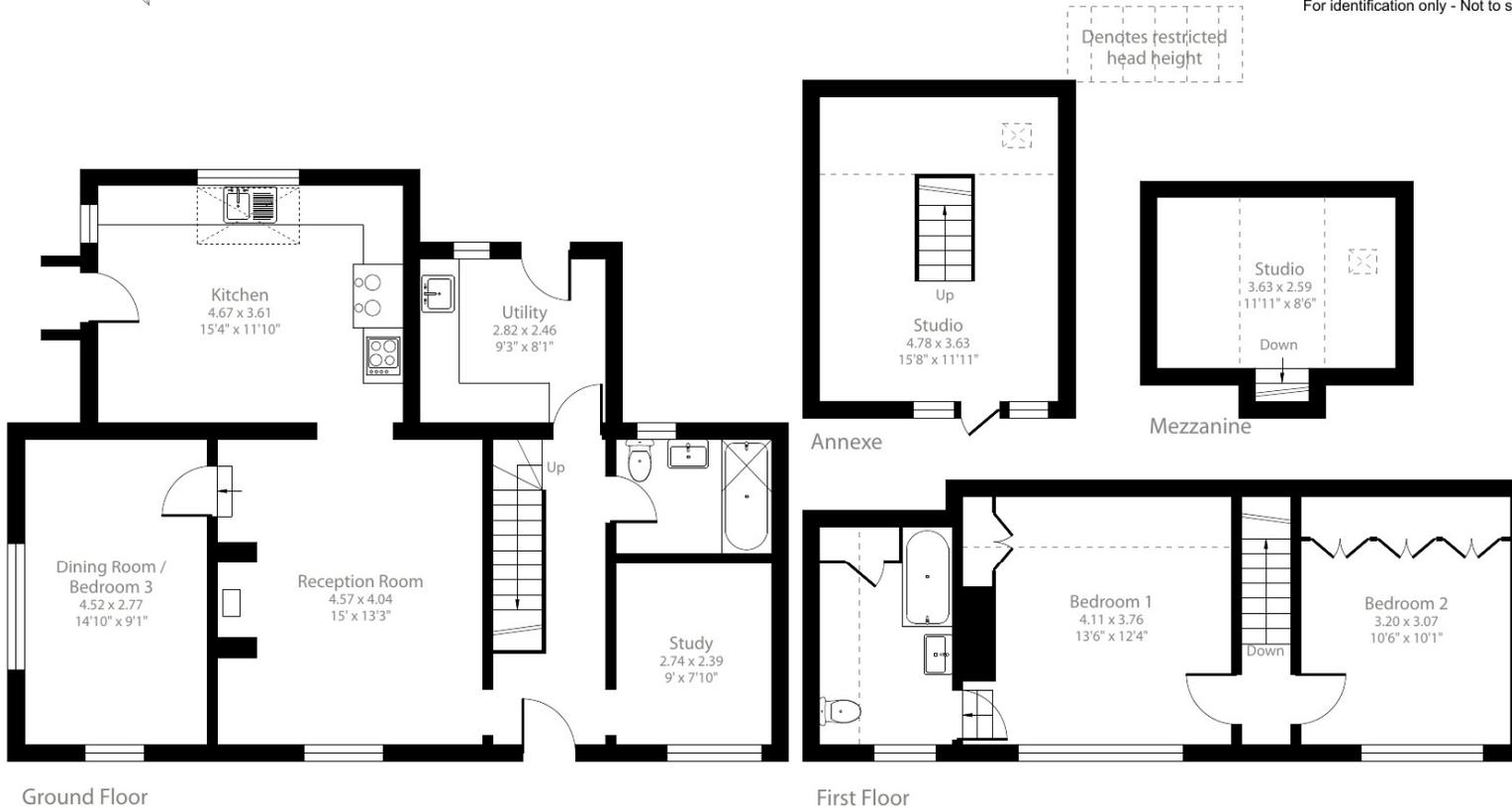
Approximate Area = 1215 sq ft / 112.8 sq m

Limited Use Area(s) = 167 sq ft / 15.5 sq m

Annexe = 177 sq ft / 16.4 sq m

Total = 1559 sq ft / 144.7 sq m

For identification only - Not to scale



## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1139684

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## IMPORTANT INFORMATION

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