



**HEDGEHOG COTTAGE, TOWNSEND,  
ALL CANNINGS**

**Carter Jonas**



# HEDGEHOG COTTAGE, 1 TOWNSEND, ALL CANNINGS, SN10 3NX

## AMENITIES

- Three bedrooms
- One bathroom
- Two reception rooms
- Stunning kitchen / dining room
- Double glazed throughout
- Beautifully presented
- Downstairs cloakroom
- Ample driveway parking
- No onward chain
- Walking distance to village pub and shop

## SITUATION

Hedgehog Cottage is situated in the prized village of All Cannings, just south of the Kennet and Avon Canal at the very heart of the glorious Pewsey Vale. The breath-taking downland countryside surrounding the village is within the North Wessex Downs Area of Outstanding Natural Beauty and offers extensive walking via footpaths and bridleways. All Cannings has a welcoming and active community with a Shop, Village Hall, Pre-School, Primary School, Church, Pub/Restaurant and is within easy reach of popular secondary schools. Private schools in the area include Marlborough College, St Mary's Calne and Dauntsey's. The market town of Devizes is just over 6 miles away, with the bustling historic town of Marlborough easily reached in about 9 miles. The larger village of Pewsey is 7 miles away offering a mainline station connecting with London Paddington in around 1 hour.

## DESCRIPTION

Hedgehog Cottage is an extended three-bedroom house ideally situated in the popular village of All Cannings, within walking distance to the shop, the pub (Kings Arms) and the Primary School.

This charming home has been significantly improved by the current owner to create a stylish and beautifully presented property. The large and impressive kitchen / dining room is without doubt the heart of the home. A combination of the high-quality Neptune kitchen, original wooden floors and views over the garden make this a standout room and a great space for entertaining or family meals.

The main sitting room is centred around the gas stove and is a cosy yet spacious room. There is an additional reception room located off the entrance hall, which would make a perfect study or playroom. A cloakroom completes the downstairs accommodation.

**A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE, WITH DRIVEWAY PARKING AND LARGE GARDEN, LOCATED IN A POPULAR VILLAGE IN THE PEWSEY VALE.**



As you reach the first floor, you are met with a landing off of which all the rooms are accessed. The dual aspect principal bedroom enjoys generous proportions, with two further double bedrooms and the beautifully appointed family bathroom. The loft is part boarded and offers excellent additional storage space.

## OUTSIDE

The house is set back from the road and enjoys driveway parking for numerous cars, with a front garden which is mainly laid to lawn. To the rear of the house is a good sized and private garden, which is mainly laid to lawn with some mature shrubs and there is also side access into the lane. A wooden shed offers handy, extra garden storage.

**GUIDE PRICE:** £450,000 (Subject to Contract)

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





Classification L2 - Business Data



Denotes restricted  
head height



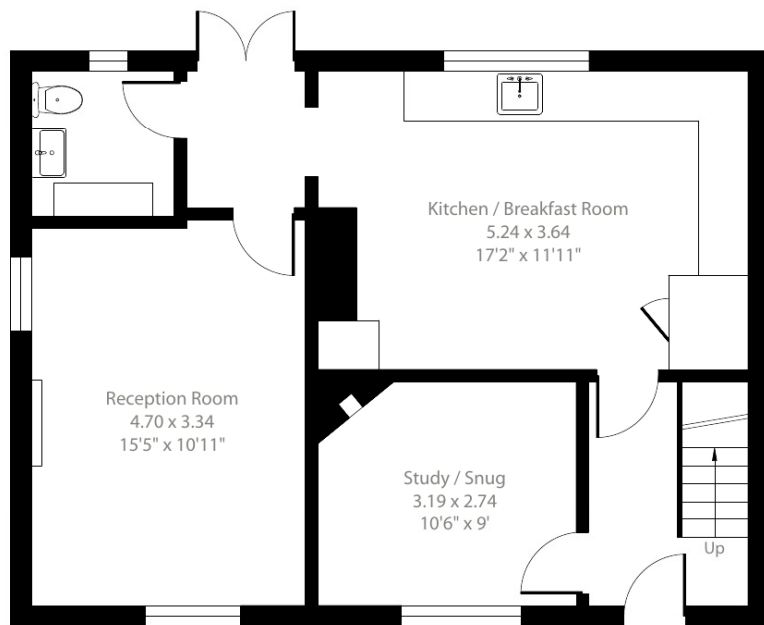
## Townsend, All Cannings, Devizes, SN10

Approximate Area = 1100 sq ft / 102.1 sq m

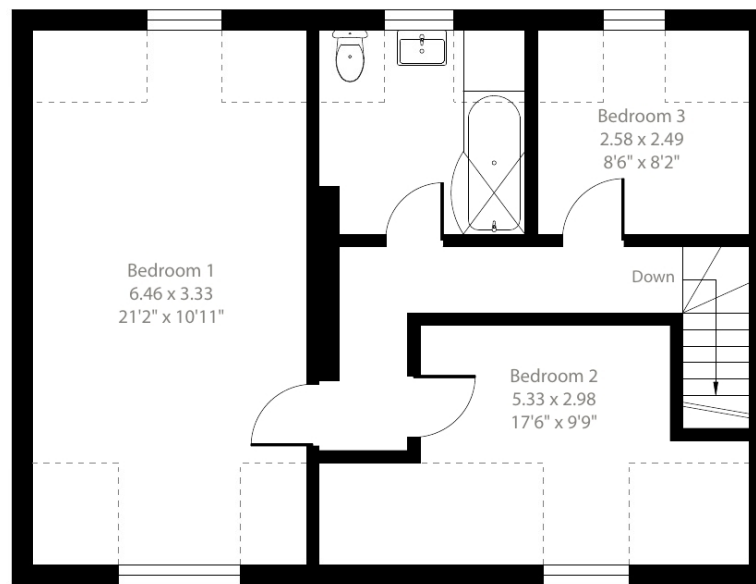
Limited Use Area(s) = 126 sq ft / 11.7 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Carter Jonas. REF: 1248337

### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, wet system electric heating.
- Council tax band: C
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website for more details

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data