



THE OLD POST OFFICE,
WILCOT

Carter Jonas

THE OLD POST OFFICE, WILCOT, PEWSEY, WILTSHIRE, SN9 5NS

AMENITIES

- Grade II Listed
- Kitchen
- Sitting room
- Three double bedrooms
- Downstairs shower room
- Boxroom
- Family bathroom
- Garden

SITUATION

The Old Post Office is a period detached house, set adjacent to open fields on a quiet, no-through lane in the sought after village of Wilcot. Wilcot, an ancient village first listed in the Domesday Book, is situated along the Kennet and Avon canal at the heart of the Pewsey Vale. Surrounded by rolling countryside and set within a Conservation Area within the North Wessex Downs area of Outstanding Natural Beauty, Wilcot has a well-regarded pub, The Golden Swan, a church, and at the heart of the community, a lovely village green with a small playground.

The larger village of Pewsey is c2 miles away, with varied retail amenities and the considerable advantage of a commuter rail station (London Paddington about 1 hour). Marlborough, c6 miles to the north-east, is a thriving and picturesque market town with excellent shopping including Waitrose and Tesco's, as well as restaurants including Rick Stein, Pinos and Dan's, in addition to the shopping precincts at Hilliers Yard and Hughenden Yard. There are several other picturesque villages nearby with primary schools at Oare and Woodborough and St Francis prep school within easy reach.

DESCRIPTION

The Old Post Office is a charming, chocolate box cottage rurally located on a quiet lane in Wilcot. The house is beautifully presented and enjoys an abundance of character and period features.

Dating from circa 1746, with later additions, the cottage is Grade II listed, and constructed of traditional diaper brickwork elevations, with C19th painted timber casement windows, and was fully rethatched in 2023.

A particular feature of this delightful character cottage is the stunning contemporary vaulted kitchen to the rear. The kitchen is flooded with light boasts a tiled floor with underfloor heating, a great range of fitted units and is large enough for a central dining table. There are bifold doors leading to a patio area to the side of the property and garden beyond.

A generous sitting room has timber flooring and an impressive brick

A BEAUTIFUL, GRADE II LISTED DETACHED THATCHED COTTAGE IN A PEACEFUL RURAL LOCATION.



fireplace. The property enjoys unusually high ceilings for a period cottage and the sitting room is a surprisingly light room. Across the hallway is the spacious dual-aspect third bedroom which enjoys the benefit of an ensuite shower room. This room would make a perfect study should there not be the need for three bedrooms. The ground floor accommodation is completed by the downstairs cloakroom.

Upstairs are two good sized bedrooms, and an additional box/storage room, in addition to the well-appointed and family bathroom.

OUTSIDE

The house is approached from the lane via a white picket gate to the front door, with cobbles and paving to the front and some mature shrubs. The garden offers a wonderfully tranquil place to relax and is mainly to the side and rear of the house. There is a paved area located off the kitchen/dining room offering a space ideal for entertaining. There is stone terracing with raised lawned areas, trees and shrubs.

GUIDE PRICE: £600,000 (Subject to Contract)

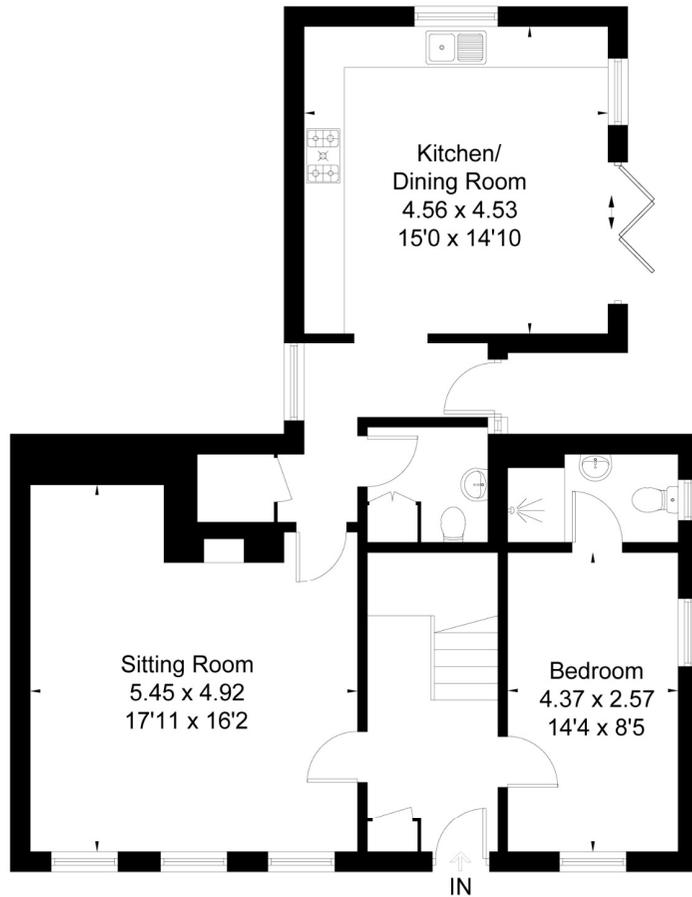
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

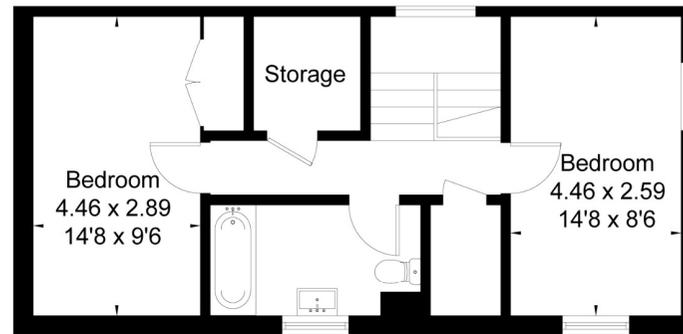


Classification L2 - Business Data

The Old Post Office, Wilcot Pewsey, SN9
 Approximate Area = 1360 sq ft / 126.4 sq m



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68193

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