



**WISTERIA COTTAGE,
ALL CANNINGS**

Carter Jonas

WISTERIA COTTAGE, 47 THE STREET, ALL CANNINGS, SN10 3PA

AMENITIES

- Period Cottage
- Village Location
- Sitting room
- Kitchen
- Dining Room
- Main Bedroom Ensuite
- Two Further Bedrooms
- Family Bathroom
- Garden
- Garage

SITUATION

Wisteria Cottage is situated in the middle of 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, Nursery, 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

Wisteria Cottage is an end of terrace cottage set in the village of All Cannings and offers the perfect blend between modern and period charm.

The property provides a comfortable family home with a stylish contemporary kitchen and modern bathrooms, yet has retained period features such as exposed beams and feature fireplace. The ground floor comprises of a living room with French doors overlooking and opening onto rear garden, a kitchen/breakfast room, with seating area, as well as a separate dining room. A utility room and cloakroom complete the downstairs accommodation.

To the first floor there is a principal bedroom with an ensuite shower room, two further double bedrooms and a family bathroom. The property is decorated in a contemporary neutral palette throughout.

AN ATTRACTIVE COTTAGE WITH A GENEROUS REAR GARDEN, SET IN THE HEART OF THE POPULAR VILLAGE OF ALL CANNINGS.



OUTSIDE

The front garden has a central flower bed and is accessed via a wrought iron gate with a gravel path leading to the front door. To the rear is an idyllic large family garden being mainly laid to lawn with a patio area, ideal for outside entertaining. The garden has a number of shaped flower beds displaying a wide variety of mature flowers, plants and shrubs, providing year round colour. In addition, there are mature trees providing natural screening. A garage is in a separate block.

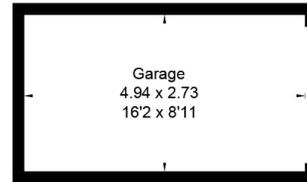
GUIDE PRICE: £650,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

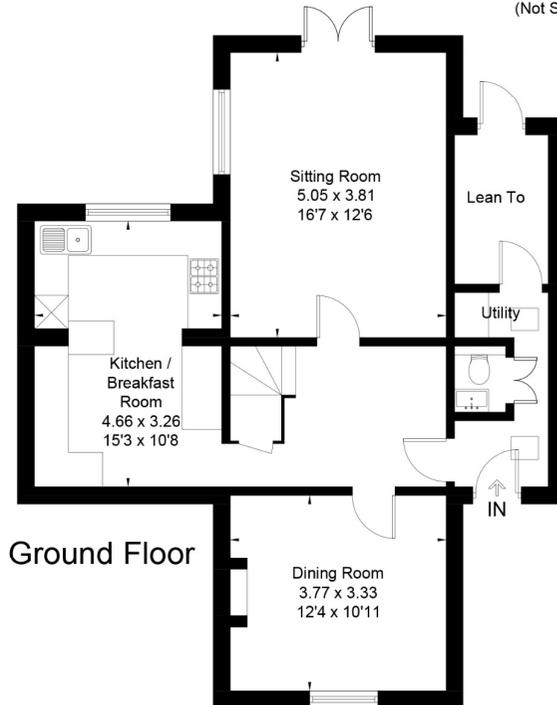


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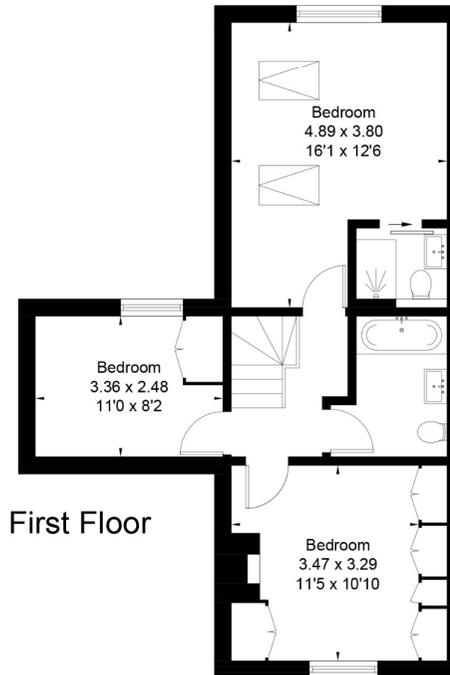
Wisteria Cottage, 47 The Street, Devizes, SN10
 Approximate Area = 1298 sq ft / 120.6 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 1444 sq ft / 134.2 sq m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating.
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website
- Please note that you have a right of way across the neighbouring properties gardens



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 #70373

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IMPORTANT INFORMATION

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