



ORCHARD COTTAGE, STERT, WILTSHIRE, SN10 3JD

Winkworth



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This charming, recently thatched cottage has the most amazing, far-reaching views south across to the Plain, and is nestled in a picturesque setting on the edge of the popular village of Stert, less than 3 miles from the centre of Devizes.

Boasting three generously sized bedrooms, this property offers a perfect blend of character and modern comfort. Immaculately and stylishly presented, the property is ready to move into having been fully updated in 2018/19.

Downstairs there is a large, family kitchen/dining room, drawing room with large open fireplace, study, utility room and cellar. Upstairs are three bedrooms, one with ensuite bath and shower room plus a separate family shower room.

Outside is a separate annex which provides ancillary accommodation for guests or family, or a secondary income. The space provides a bedroom, bathroom, kitchen/sitting room with stairs up to a mezzanine double bedroom.

The well-maintained garden provides a peaceful retreat, ideal for relaxing or entertaining guests with 180 degree views. There are some beautiful specimen trees and herbaceous borders and a spring-fed pond.

Off-street parking and a garage ensure convenience for multiple vehicles.

EPC Band E  
Wiltshire Council Tax Band G





### **LOCATION:**

Stert is a small hamlet, set between the end of the Pewsey Vale and Salisbury Plain and set away from busy roads and noise. There is a pretty church and real sense of community here and, as the road leads nowhere, no passing traffic. Just two miles from the market town of Devizes, there is a well stocked farm shop, cafe, hairdresser and other amenities at Planks Yard, half a mile away.

Devizes itself is home to a range of independent shops, supermarkets, cafes and bars. There are doctors and dentists, library, museum, cinema (being refurbished) and theatre. There is a lively music and festival scene in the town and of course, the famous Kennet and Avon canal runs through the middle.

Schooling is particularly good locally with primaries in nearby Urchfont and Nursteed. Lavington and Devizes secondary schools are both within a couple of miles. In the private sector, Dauntsey's, Marlborough College, St Mary's and St Margaret's Calne are all within an easy daily commute.

Access to the M4 and M3 is within half an hour and there are mainline stations at Chippenham and Pewsey both going into Paddington in around 70 minutes.

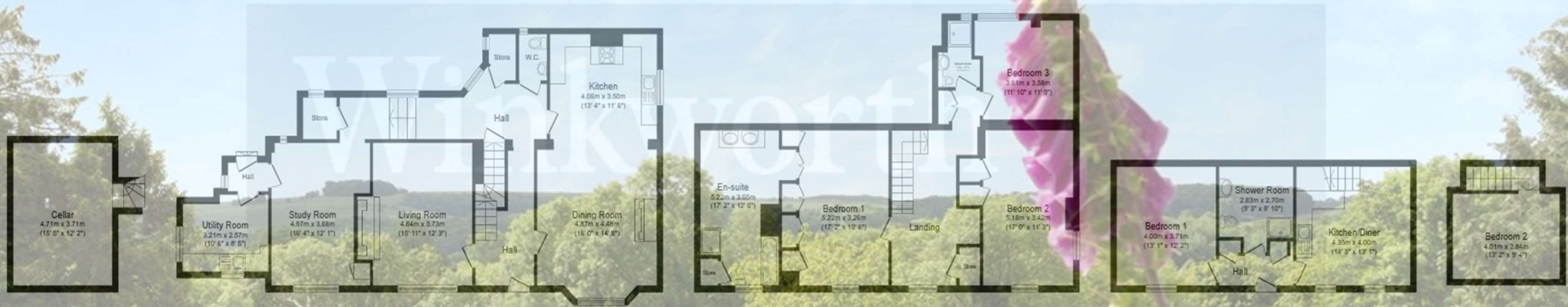
### **SERVICES**

- Oil fired central heating
- Private drainage, mains water
- Superfast broadband available in the area
- Mobile Phone coverage likely inside and outside with the main providers (Ofcom.org)

### **DIRECTIONS**

From Devizes, head out on the Nursteed Road, A342 towards Andover. Continue past the Fox and Hounds public house and take the second turning on the right after around half mile, signposted to Stert. Follow the lane and go 'down' rather than up when the church is sign posted. At the next split in the road, take the right fork and carry on for around fifty yards. Orchard Cottage will be found on the left.





**Cellar**

**Ground Floor**

**First Floor**

**Annex Ground Floor**

**Annex First Floor**

Total floor area 280.4 sq.m. (3,018 sq.ft.) approx

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)