



Woodborough,
Pewsey

Carter Jonas

ST CROSS, WOODBOROUGH, PEWSEY, WILTSHIRE, SN9 5PL

AN ELEGANT THATCHED HOUSE WITH DISTANT RURAL VIEWS AT THE HEART OF THIS DESIRABLE VILLAGE.

KEY FEATURES

- Beautifully presented period end-of-terrace home
- Three generous double bedrooms
- Stunning far-reaching countryside and farmland views
- Impressive open-plan kitchen/dining room
- Character sitting room with wood-burning stove and bread oven
- Principal bedroom with stylish en-suite bathroom
- Large south-facing mature gardens with terrace
- Substantial insulated workshop with light and power
- Ample off-road parking via shared driveway

SITUATION

Woodborough is situated in the heart of the Pewsey Vale, designated as an Area of Outstanding Natural Beauty and with its thriving community is regarded as one of the most popular villages in the picturesque Pewsey Vale. The village is served by an excellent C of E Primary school, Garden Centre with coffee shop and the renowned Seven Stars pub (currently closed for renovation) in neighbouring Bottlesford. St Mary Magdalene Church is close by.

Woodborough is situated 4 miles to the west of the larger village of Pewsey, with a range of local facilities including a supermarket, shops, post office, church, doctors, dentists, secondary schooling and the private school St Francis. Pewsey also includes a main line rail service to Newbury, Reading and London Paddington and the South West. The historic market towns of Marlborough and Devizes are 8 and 9 miles distance respectively. The Kennet and Avon canal passes close to the village and there is excellent riding and walking on the Downs nearby.



DESCRIPTION

Occupying a prime position within the village, St. Cross is a beautifully presented three double-bedroom end-of-terrace home enjoying stunning views across the surrounding countryside.

The current owners have thoughtfully transformed this charming period property into a warm and welcoming home, combining character features with modern living. At the heart of the house is the impressive bespoke, hand-built open-plan kitchen/dining room, created by opening up the original layout to provide a stylish and sociable space with ample room for family dining and entertaining.

An entrance hall to the side leads to a convenient downstairs WC, while to the rear is a superb utility/boot room, perfectly suited for muddy boots and paws.

The accommodation offers excellent flexibility, with a formal dining room to the front that could easily be adapted as a family room, playroom or home office, given the generous proportions of the kitchen/diner. The sitting room is full of character, featuring a fabulous fireplace with a wood-burning stove and a traditional bread oven, creating a wonderful focal point. Attractive bay windows in both the dining room and sitting room flood the house with natural light, enhancing the sense of space and taking advantage of the property's sunny southerly aspect.

Upstairs, there are three well-proportioned double bedrooms, served by two beautifully appointed bathrooms, including an en-suite to the principal bedroom. All of the principal rooms enjoy a southerly outlook across the large, mature and beautifully maintained gardens, with far-reaching views over open farmland beyond, providing a wonderful sense of peace and countryside living.

OUTSIDE

The property is approached via a shared driveway to the side of the house, leading to a generous gravelled area that provides ample off-road parking.

To the rear of the property is a substantial workshop, insulated and equipped with light and power, making it a versatile space suitable for year-round use. Whether as a workshop, studio, home office or hobby room, it offers excellent flexibility.

The south-facing gardens are situated to the front of the house, enjoying delightful views across open farmland beyond. A large terrace provides the perfect setting for outdoor dining and entertaining during the warmer months, while making the most of the property's sunny aspect. There is a useful tool shed at the side of the property.

The current owners have thoughtfully transformed the gardens, creating a wonderful outdoor space with an impressive variety of mature trees, shrubs and flowering plants. There is convenient side access to the driveway, and the gardens enjoy a high degree of privacy, being enclosed by mature hedging that creates a peaceful and secluded setting.





SERVICES & MATERIAL INFORMATION

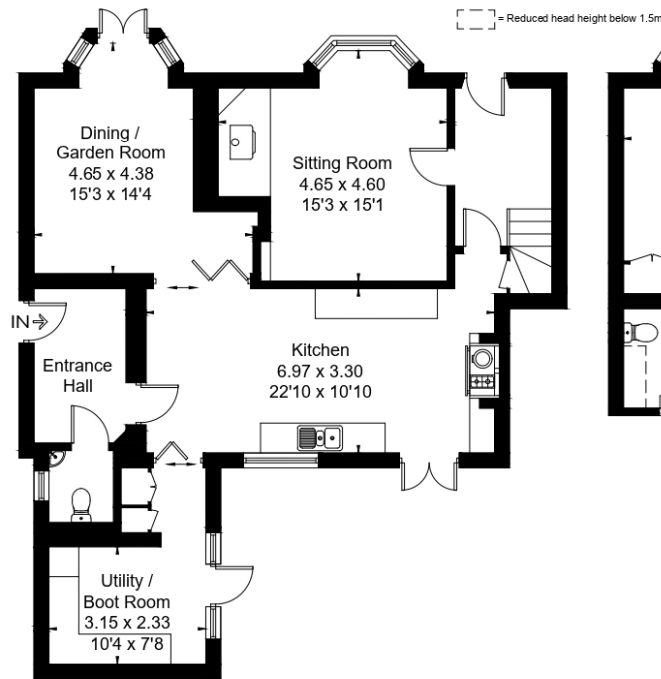
- Freehold
- Mains water, private drainage, oil fired central heating.
- Council tax band: D
- Energy efficiency rating: F
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE £600,000 subject to contract

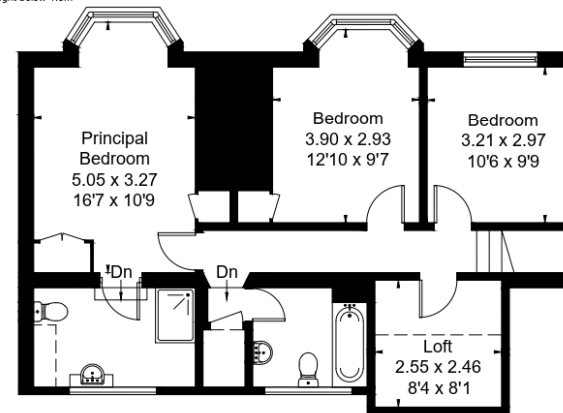
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



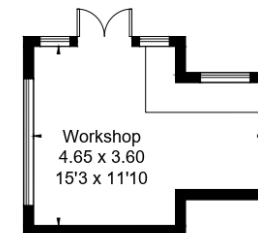
St. Cross, Woodborough Pewsey, SN9
 Approximate Area = 1719 sq ft / 159.7 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 1871 sq ft / 173.8 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #113684

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