



Walnut Tree Cottage, East Grafton, Wiltshire





Semi-detached family home in the sought-after village of East Grafton.

Walnut Tree Cottage is situated in the popular village of East Grafton, a moment's walk from the green.



Tenure: Available freehold

Local authority: Wiltshire Council

Council tax band: E







Walnut Tree Cottage

Walnut Tree Cottage is of white rendered elevations under a tiled roof, relieved by double-glazed windows. The property has undergone a complete renovation inside and out by the current owners and now offers an immaculately presented family home, with fantastic living spaces.

The sitting room, in the oldest part of the property, has original features, including exposed beams and an Inglenook fireplace with a wood-burning stove. The generously proportioned kitchen/dining room is open plan and has bi-fold doors opening to a paved seating area and front garden, making it an ideal entertainment space. Completing the downstairs accommodation is a large utility/boot room, perfect for muddy boots and paws, and a cloakroom.

The principal bedroom has its own en suite shower room, and three further bedrooms are served by the family bathroom.

Approached via a five-bar gate, there is gravelled parking for one vehicle. There is an area of lawn to the side and a paved seating area accessed off the dining room, an ideal spot for al fresco dining. The rear garden is fully enclosed and mainly laid to lawn, and being south-facing is the perfect spot for enjoying the daytime sun.



Property information

Directions (SN8 3DH)

whats3words:///forgives.eclipses.debater

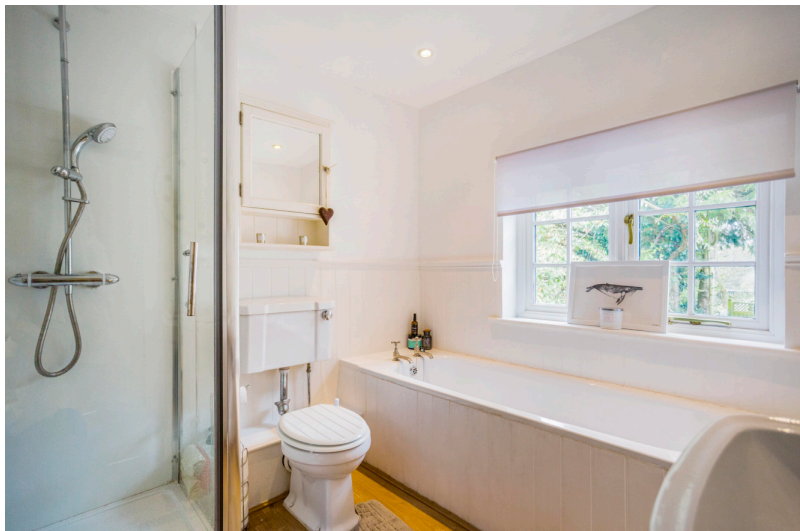
Services

Mains water and drainage, electricity and oil central heating

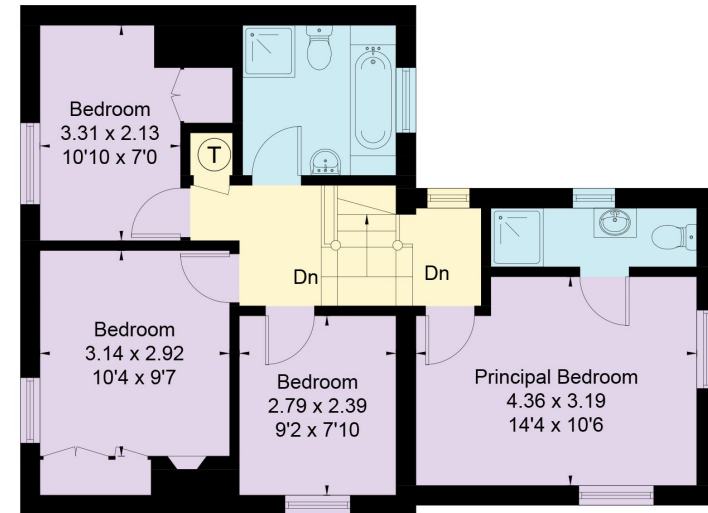
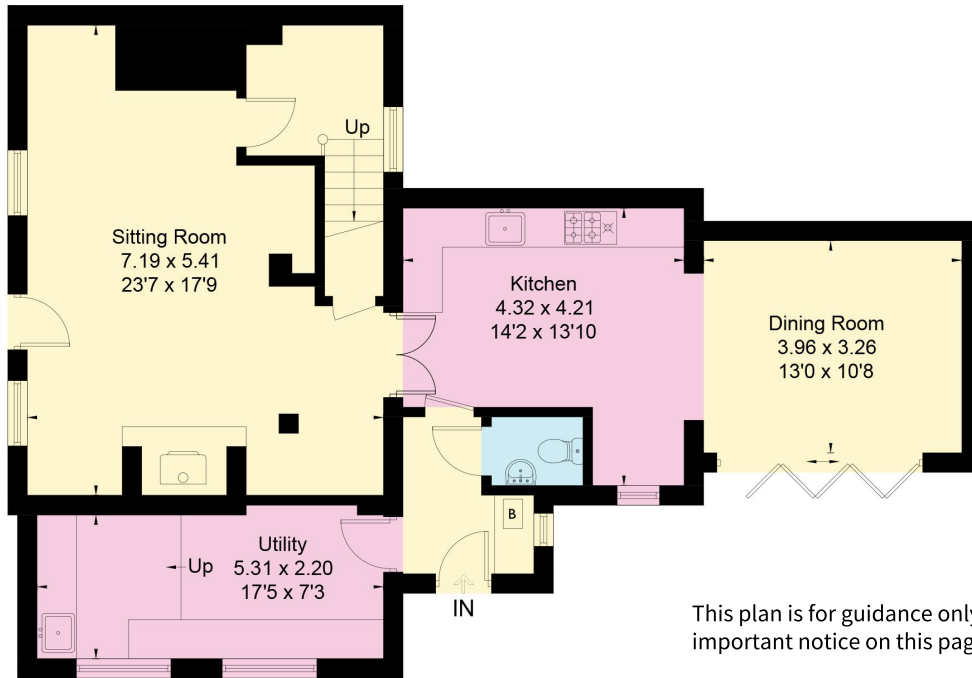
Situation

East Grafton comprises a large village green, a church, a village hall, the popular Sunflowers preschool and direct access to the surrounding countryside and is south of the historic Savernake Forest.

The neighbouring village of Burbage offers a doctor's surgery and a garage with a well-stocked shop and post office. Great Bedwyn, with more extensive village facilities including a shop, station (Paddington in just over an hour), doctors surgery and several sporting clubs, is about 4 miles away. The house is also well placed for communications, being within easy driving distance of Marlborough, Pewsey, and Hungerford, which provide regular access to Paddington, taking about an hour. The larger commercial centres of Newbury, Swindon and Salisbury are within easy reach, and junction 14 of the M4 is 10 miles away. Schooling is excellent with Great Bedwyn School (primary), Marlborough College, as well as St Johns Marlborough, Dauntsey's at West Lavington, St Francis in Pewsey and St Mary's Clane.



Approximate Floor Area = 148.1 sq m / 1594 sq ft



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on this page.

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Particulars dated January 2024, Photographs and videos dated April 2023.
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