



Rose Cottage, Stanton St. Bernard, Wiltshire



Pretty cottage in the heart of the Pewsey Vale.

Rose Cottage is an attractive property believed to date from the 17th century; it was re-thatched in 2018 and is not listed.

Planning permission was granted in May 2023 to replace the existing single-storey extension to the front facade and to extend the two-storey side extension with a replacement roof and dormer window. See planning ref: PL/2023/01630 for more information.

Directions (SN8 4LP): [what3words ///opera.truffles.hobbyists](#)



Tenure: Available freehold

Local authority: Wiltshire Council

Council tax band: F

Rose Cottage

The cottage is tastefully presented with versatile accommodations, including two staircases and a fantastic light and airy kitchen/dining room. The sitting room has a bay window with an open fire and exposed beams. The main bedroom has full-height Velux windows and a shower room.

A pair of wooden gates provide access and parking for one car, with steps from the terrace leading up to a sheltered lawned area and the summerhouse. A lay-by also provides parking for two further cars. There are wonderful views from the end of the garden over unspoilt countryside and the church. Two pairs of French windows in the kitchen lead on to a secluded terrace, which provides wonderful outdoor entertaining space.

Wiltshire

Rose Cottage is a delightful period property of enormous character and charm, situated on a no-through lane in Stanton St. Bernard, a popular village 6 miles to the west of Pewsey. The surrounding countryside is designated an Area of Outstanding Natural Beauty and is well-served by footpaths and bridleways with the Kennet & Avon canal nearby.

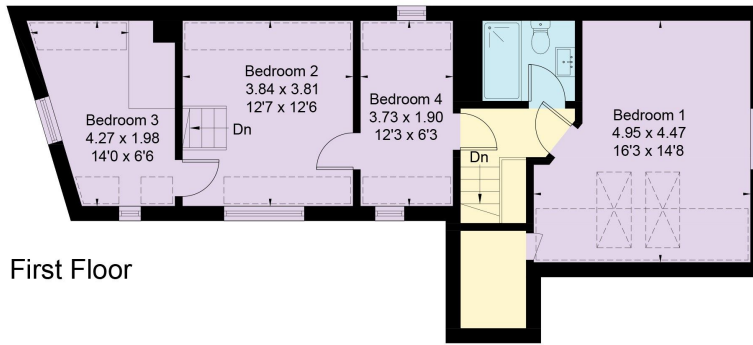
The village has a church, village hall, regular pop-up bar and riding school. There are popular pubs in Honey Street, All Cannings and Marden. Pewsey provides good local facilities, including a train service to London Paddington. Trains into London Waterloo are available from Andover, about 24 miles. A wider range of shops and recreational facilities are available in the market towns of Marlborough and Devizes. Many well-regarded state and fee-paying schools are in the area, including Marlborough College, St Francis and Dauntsey's.

Services

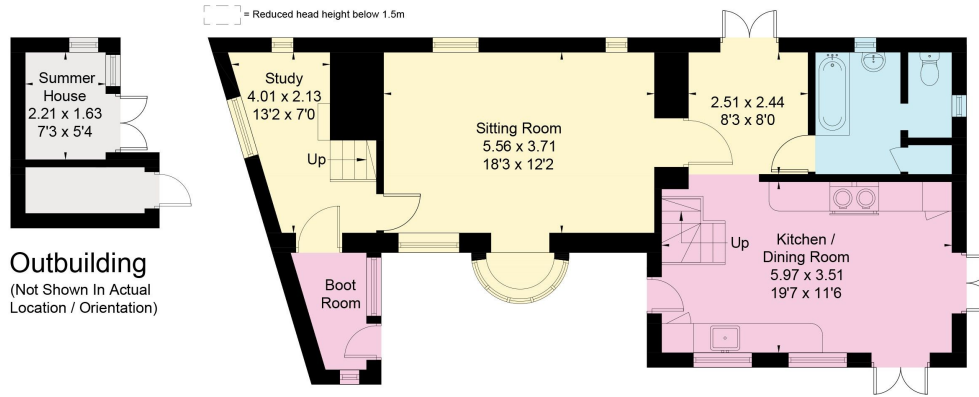
Mains water, electricity and drainage. Oil heating.



Approximate Floor Area = 140.0 sq m / 1504 sq ft
 Outbuilding = 6.0 sq m / 63 sq ft
 Total = 146.0 sq m / 1567 sq ft



First Floor



Ground 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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