



The Street, All Cannings
All Cannings, SN10 3PA

STRAKERS

Honey Cottage, 18 The Street, All Cannings, Wiltshire, SN10 3PA

A beautifully presented and utterly charming 3 bedroom extended period cottage with origins dating back in part to 1732, set in one of the most sought after villages of the Pewsey Vale.

- Impressive Extended Period Cottage
- Set In The Sought After Pewsey Vale (AONB)
- 3 Bedrooms & A First Floor Study
- 2 Generous Reception Rooms
- Beautifully Presented Interior
- Master Bedroom With Dressing Room & En suite
- Contemporary Kitchen, Separate Utility/Boot Room
- Fabulous Character Features
- Enclosed Private Garden
- Sought After Village With Amenities

Guide Price £525,000



****AN ENCHANTING 3 BEDROOM PERIOD HOME** GENEROUS ACCOMMODATION THROUGHOUT** PRIVATE S/E FACING REAR GARDEN** LOCATED IN THE OUTSTANDING PEWSEY VALE****

An utterly charming extended period cottage packed with character and origins believed to date back in part to 1732, set in a conservation area of one of the most sought after villages of the Pewsey Vale.

The incredibly spacious and well presented accommodation includes a large welcoming reception hall with a Bath stone fire surround and Indian sandstone flooring from 'Artisans.' This leads off to a very handy boot room / utility and a downstairs cloakroom. There are 2 reception rooms both with polished Indian sandstone flooring. The sitting room has exposed ceiling beams, a feature fireplace with an inset log burning stove (only 1 year old) and the dining room has sliding doors out to the garden. There is a contemporary kitchen with a 'Rangemaster' cooker, a dish washer, fridge/freezer and additional freezer that will all be left, and wood effect flooring. On the first floor there are 3 double bedrooms and a refitted family bathroom, with the large master bedroom benefitting from a stylish refitted en suite shower room and a walk-in dressing room. From the main bedroom there is a flexible study/ occasional 4th bedroom (this is a through room). To the rear, is a fully enclosed lawned rear garden that has been well maintained by the present owners with views beyond, and a wood store to the front. On street parking right outside the cottage has never been an issue for the present owners. A viewing is encouraged to appreciate this deceptively spacious character home in such a prized Wiltshire village.

Situation

The property is well situated in the village of All Cannings, a picturesque village set in the heart of the Vale of Pewsey which is an area of outstanding natural beauty (AONB). Village amenities include an extremely popular primary school, a community shop, public house and church. There are wonderful walks up to the Pewsey White Horse and all around the vale of Pewsey. The historic market towns of Marlborough and Devizes are located nearby. Devizes has much to offer with a wide range of facilities including shops, supermarkets, a leisure centre, schools for all ages, a theatre, cinema and a museum. There is a nearby mainline rail service at Pewsey (approx 7 miles) to London Paddington.

As you proceed along The Street, the house is on the left, opposite the village hall.

Property Information

Tenure: Freehold / EPC Rating: D

Services: The property benefits from mains water, electricity and drainage and oil fired central heating (new boiler and tank in 2015).

The local authority is Wiltshire Council and the tax band is 'E.'

Located in a Conservation Area & an AONB (Area of Outstanding Natural Beauty), not Listed.



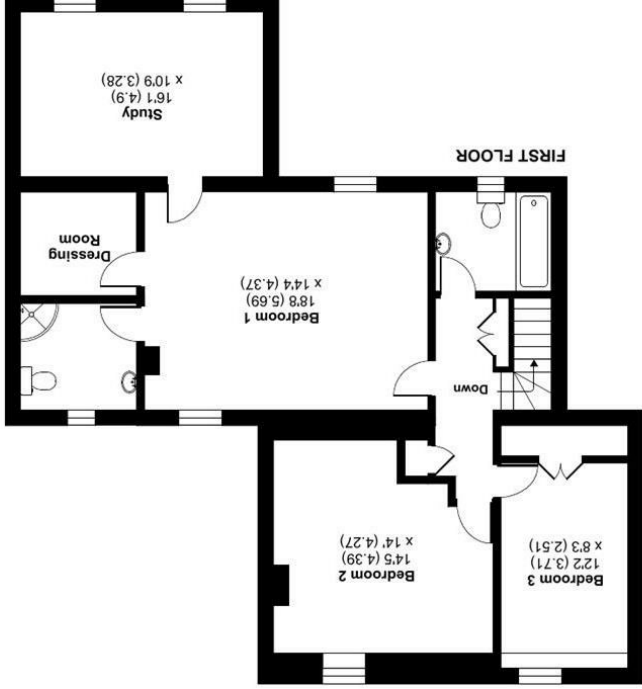
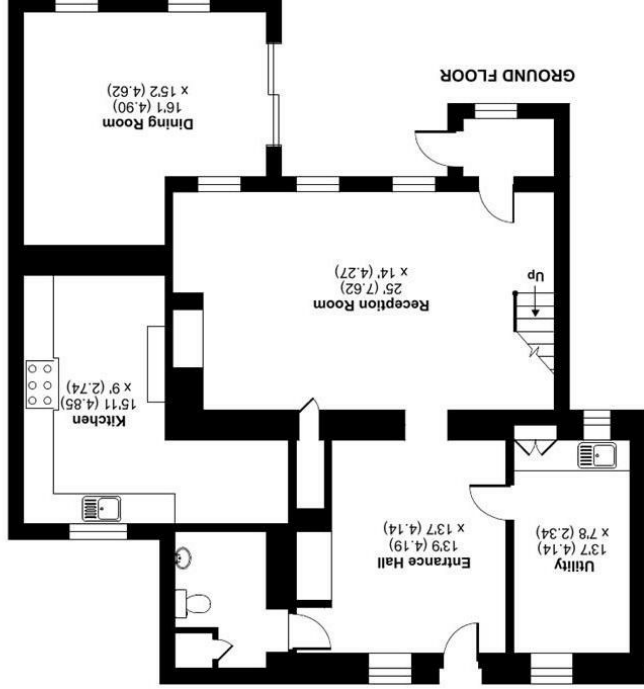
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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2022. Produced for Strakers. REF: 813295



Approximate Area = 2331 sq ft / 216.5 sq m
For identification only - Not to scale

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