



For Sale

In

Sutton Mandeville



Wyndhams Cottage

Wyndhams Cottage sits in a beautiful position in the heart of Wiltshire's Area of Outstanding Natural Beauty. The property enjoys glorious views over open countryside in all directions and is peacefully situated away from main roads, yet still easily accessible.

Wyndhams Cottage, which is not Listed, is a delightful example of a traditional Wiltshire farm cottage complete with beamed ceilings and a large inglenook fireplace in the sitting room, which houses a recently installed woodburning stove. There is a generous kitchen/breakfast room, and a further room downstairs used as a guest bedroom with an adjoining shower room.

Beyond the sitting room is a timber conservatory which also provides access to the gardens. The planning permission granted allows for the replacement of the conservatory with a new oak-framed single storey extension. On the first floor there are two bedrooms and a bathroom as well as a useful area on the landing which is currently used as an office/study.

Given the age and character of the property it should be mentioned that there is fairly low headroom in certain areas such as the sitting room, but this could be improved if required. The property was fully re-thatched 18 months ago (completed January 2010).

Potential For Extension

Planning permission has recently been granted for a timber & glass single-storey extension to be constructed at the southern end of the property. This has been designed to take full advantage of the beautiful views and to be easily accessible to the garden. Plans are available to view online at www.wiltshire.gov.uk. The planning reference is S/2011/0204. There is also consent to erect a car barn with space for two cars. This building would replace the existing single garage. The planning reference is S/2010/1449.

The gardens of the cottage lie mostly to the south and east, and are mainly laid to lawn with several mature specimen trees and shrubs including magnolia, flowering cherry, cornus and maple, giving wonderful spring blossom and autumn colour. The gardens are enclosed by a fully mature mixed species hedge, and beyond are glorious views over rolling countryside in all directions. The driveway at the southern end the garden provides parking for 2/3 cars and access to a single garage for which planning consent is granted for replacement with a double car-barn. There is also a log-store and shed adjacent to the cottage.

Price Guide £425,000

(Strutt & Parker)

