



Hinton Cottage Great Hinton | Trowbridge | Wiltshire | BA14 6BY

**WOOLLEY
& WALLIS**

A Grade II listed thatched four-bedroom detached property set in 0.8 acres of garden and several outbuildings.

The Property at a Glance

- 4 Bedroom detached property
- Two Bathrooms
- Outbuildings with potential
- Double Garage

SITUATION

This home is nicely positioned in the well regarded and popular village of Great Hinton. There is a prominent community with the neighbouring villages of Keevil, Steeple Ashton and Bulkington offering a number of amenities to include a shop, post office, primary schools, church and public houses. There are also some excellent local secondary schools.

For a wider range of shops and facilities, Devizes is approximately 6 miles away. The historic market town of Devizes has many services including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The nearby town of Trowbridge has a wide range of shopping and leisure facilities and schools, there is also a mainline railway station in the town. The renowned city of Bath is also nearby and offers an even wider range of shopping facilities, arts and leisure facilities and access to the M4 motorway and another mainline railway station. Westbury train station is also close by offering further access to London.

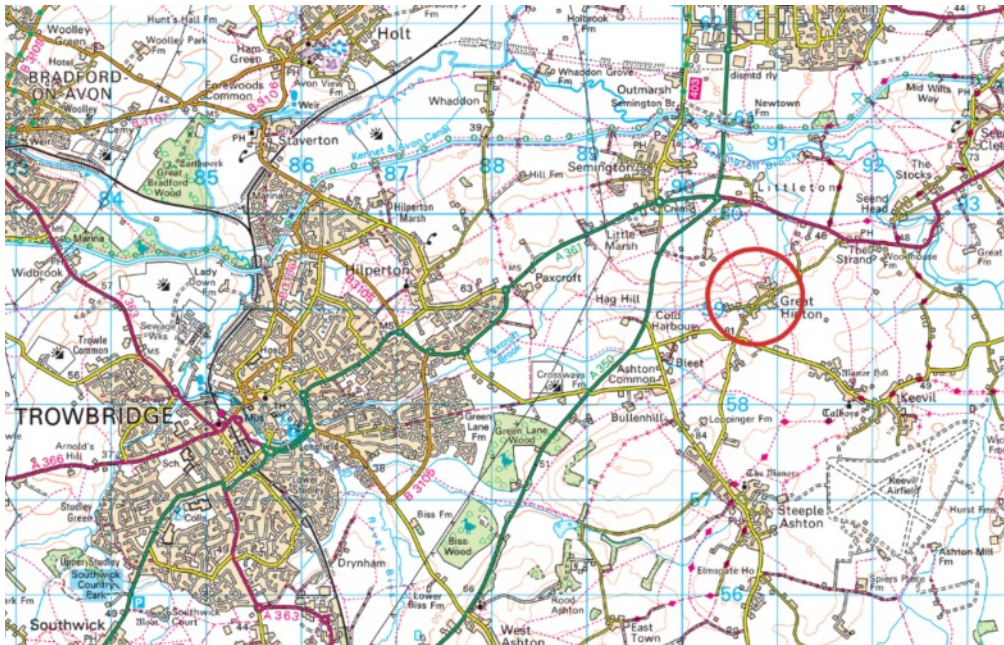
DESCRIPTION

The original main Hinton Cottage property dates back some 400 years and with its Grade II Listing retains many of the original character features. With an idyllic position, 'chocolate box' feel, beautiful gardens and outbuildings, the property will make for the perfect family home. Whilst the property is ready to move straight into, there is also scope to make some minor cosmetic improvements. The outbuildings offer a footprint for annexed living for extended family, friends or simply as an outdoor office space.

The house appears to be well maintained with a new Worcester boiler installed in 2021, the front of the house repointed in 2019 and a new thatch ridge in 2020.

Entering the house from the more commonly used rear entrance and lobby, the main utility room is to the right hand side with a host of wall and floor units and plumbing for white goods.





The multi aspect Mark Wilkinson fitted kitchen is to the left hand side facing the rear gardens with a further range of wall and floor units, AGA, pantry area, tiled flooring and door leading to side of the house.

The dining room with exposed beams is located in the centre of the house with main staircase leading upstairs to first floor, with downstairs bathroom and main front door off to the side. The main reception room with inglenook fireplace, continuation of the exposed beams and windows facing front and rear of house.

Upstairs on the first floor are four double bedrooms and a separate family bathroom. From what would be considered the master bedroom, are far reaching views over the valley and rear garden.

The mature gardens and plot are approximately 0.8 acre in size with a range of established trees, lawned area, shrubs, flower beds and pond. The outbuildings consist of a double garage, a summer house, covered car port for two cars, a double garage and fully secure storage area. There is a long sweeping gravel driveway leading into the centre of the plot.

The property is offered with no chain.

SERVICES, COUNCIL TAX BAND & EPC

Tenure: Freehold
 Council Tax: Band G
 Grade II Listed Thatched
 Services: Oil fired central heating, mains water, drainage and electricity

METHOD OF SALE

The property is sold by private treaty with vacant possession upon completion.

AUTHORITIES

Wiltshire Council: 0300 456 0100 (www.wiltshire.gov.uk)

DIRECTIONS

From Devizes: Head west out of Devizes on the Bath Rd/A361 towards Dunkirk Hill. Continue to follow the A361, turning left onto Seend Hill. Once in Great Hinton, follow the main street through the village. The property will be indicated on your left by a W&W board.



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VIEWINGS

All viewings are strictly by prior appointment only arranged through our Marlborough Office (01672

Great Hinton, Trowbridge, BA14

Approximate Area = 2063 sq ft / 191.6 sq m (includes garage & excludes carport)

Outbuildings = 305 sq ft / 28.3 sq m

Total = 2368 sq ft / 219.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Woolley & Wallis. REF: 965728

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