



## MANOR COTTAGE STERT, DEVIZES, WILTSHIRE

A Most Beautiful Country House With Versatile Grade II Listed Barn, Set In A Peaceful Village Location Within Easy Reach Of Excellent Communication Links

## SITUATION

Devizes 3 miles, Pewsey 11 miles, Marlborough 16 miles,  
M4 Chippenham 18 miles, Swindon 21 miles, Bath 22 miles,  
Salisbury 25 miles

**Mainline trains:** Pewsey to London (Paddington) Approx. 71 minutes, Grateley to London (Waterloo) Approx. 90 mins

**International airports:** Bristol International 50 miles, London Heathrow 81 miles

**Manor Cottage** is situated in the highly desirable and secluded village of Stert and occupies a delightful rural position situated off a quiet, no through, country lane. Located just 3 miles east of the historic market town of Devizes the property benefits from excellent road and rail links with the nearby Pewsey Station, A303 and M4 Motorway providing easy access to London and the West Country.

**Education** The area abounds with good schools including St Francis Pewsey, St Marys Calne, Dauntseys, Warminster, St Johns Marlborough and Marlborough College with girls and boys grammar schools available in Salisbury. Local primary schools can be found in Devizes and Urchfont. For further details on independents see [www.isc.co.uk](http://www.isc.co.uk) and [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) for state schools information.

**Local, Sporting & Recreational Facilities** The Planks Farm Shop and café are about a mile distant, with everyday amenities found in Devizes which provides a good range of shopping and recreational facilities including individual shops, post office, supermarkets, surgery, pubs, garage and a sports centre, with a more comprehensive range of services available in Salisbury, Marlborough and Bath. The Pewsey Vale is designated as an Area of Outstanding Natural Beauty and there are plentiful walking, riding and cycling opportunities directly from the property with the Kennet & Avon Canal close by too. There is racing at Salisbury, Newbury and Bath. Golf can be played at Bishops Cannings, Erlestoke, Bowood and Marlborough. Sailing and water sports can be enjoyed along the south coast. See [www.visitwiltshire.co.uk](http://www.visitwiltshire.co.uk) for more details.

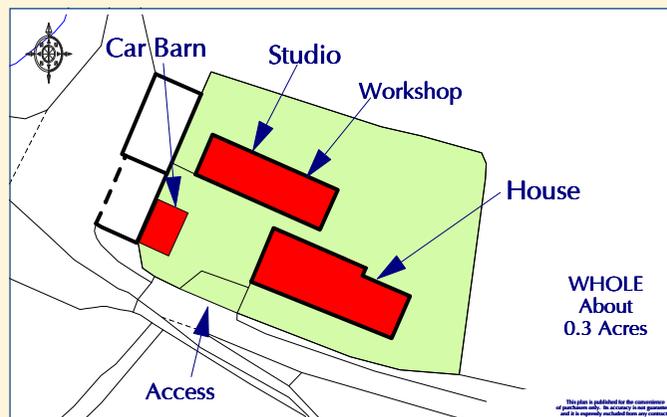
## MANOR COTTAGE

Manor Cottage is a delightful detached period property of brick, render and timber elevations under a shingle roof which is believed to date back to the 17th Century. In 2007 a comprehensive restoration programme began on the property which included re-roofing, re-rendering, new windows, new services and re-configuration of the internal layout, creating a single dwelling extending to some 2,858 ft<sup>2</sup> (GEA), providing well presented accommodation arranged over 2 floors. This programme of works was completed by 2011 and has served to enhance the great character and charm of Manor Cottage which also enjoys exceptional south facing views across the countryside towards Salisbury Plain.



Adjacent to the cottage lies a detached Grade II listed former threshing barn which has also been subject to complete refurbishment, including a new thatch in 2017. The barn has been used by the current owner as a purpose designed recording studio, with adjoining workshop space, however it offers the incoming purchaser a variety of potential uses including a home office, studio or ancillary accommodation, subject to achieving the necessary consents.

The gardens and grounds are a particular feature of Manor Cottage. Approached over a shingle drive the property sits in attractive grounds of 0.3 acres, comprising a mainly lawned rear garden with well stocked beds, vegetable parterres, mature trees, conservation pond and octagonal summerhouse. A patio area provides opportunities for private, outside entertaining with a lawned frontage and well established beds to the front of the property. The shingle drive allows ample parking with a 2 bay, heritage car barn, offering covered storage.



## HOUSE

The accommodation comprises:-

- Bespoke hand painted Country **kitchen & breakfast room** with Inglenook fireplace and woodburner
- **Dining Hall** with Inglenook fireplace
- **Music room** with book case and fitted cupboards
- Triple aspect **sitting room** with woodburner and doors opening to the garden
- Triple aspect **Master bedroom** with vaulted ceiling and balcony
- **Shower room**
- Double aspect **Bedroom 2**
- **Bedroom 3**
- **Bedroom 4/Dressing room**
- **Family bathroom**
- **Lobby & Utility/boot room** with W.C



## OUTBUILDINGS

- **Studio** with kitchen area, W.C and loft space
- **Double workshop** with hay loft
- **2 bay car barn**

## GARDEN

- Attractive lawned rear garden
- Well stocked beds with mature trees
- Paved patio area for entertaining
- Summerhouse

In all the property amounts to some 0.3 acres.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Health & Safety** Children must be supervised by their parents on site especially within the vicinity of the pond.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property.

Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** There are no known public rights of way across the property

**Authorities** Wiltshire Council Tel: 0300 456 0100

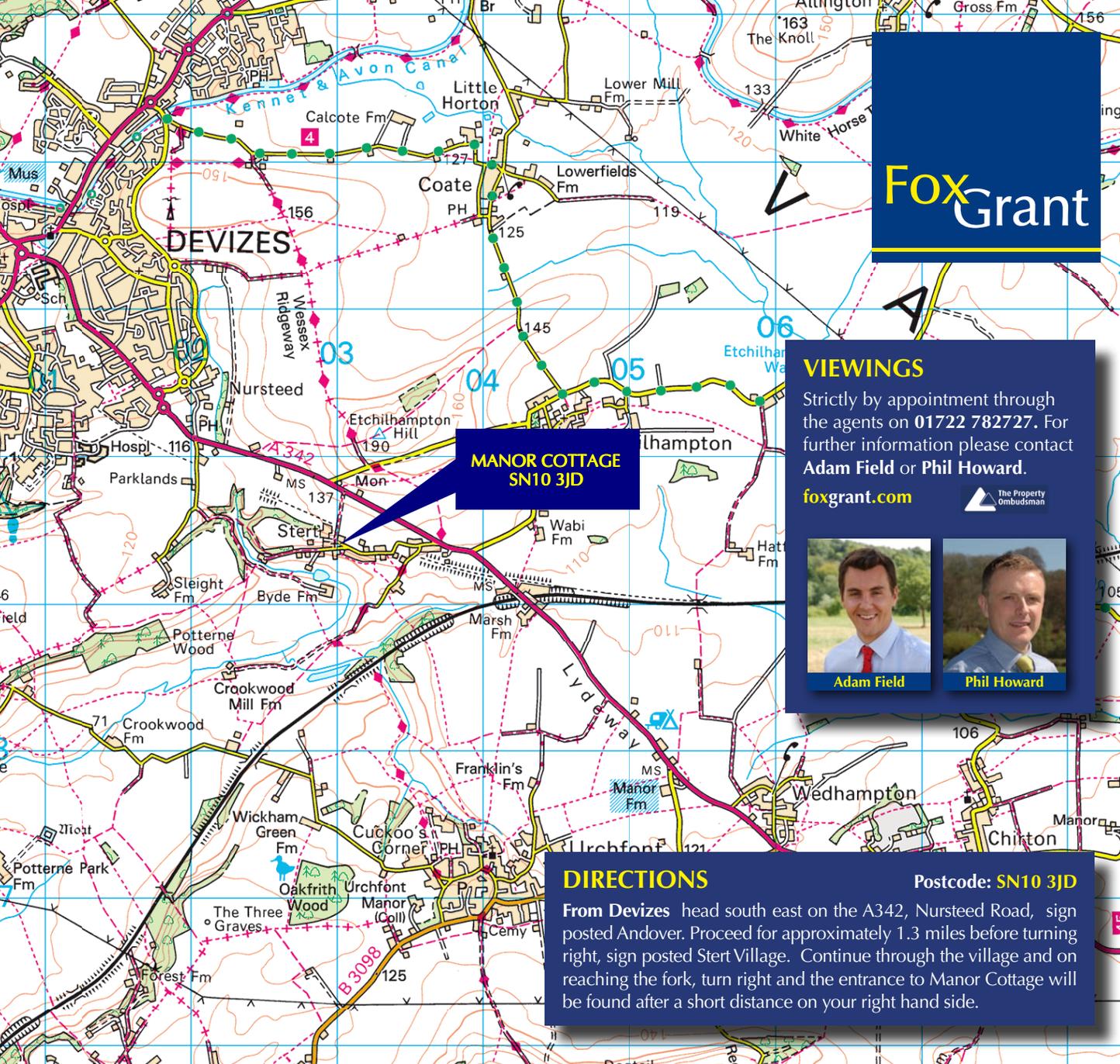
**Council Tax** Band 'G'

**Services** Mains water, drainage and electricity, with air source, central heating.

**Tenure** Freehold with vacant possession upon completion.

**Fixtures & Fittings** All fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

**Particulars** Prepared in August 2018.



**VIEWINGS**  
 Strictly by appointment through the agents on 01722 782727. For further information please contact Adam Field or Phil Howard.  
[foxgrant.com](http://foxgrant.com)

The Property Ombudsman



**Adam Field**



**Phil Howard**

**DIRECTIONS** Postcode: SN10 3JD

From Devises head south east on the A342, Nursteed Road, sign posted Andover. Proceed for approximately 1.3 miles before turning right, sign posted Stert Village. Continue through the village and on reaching the fork, turn right and the entrance to Manor Cottage will be found after a short distance on your right hand side.



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