



📍 Avon Cottage New Mill, Pewsey, SN9 5LD

🏠 £920,000

A beautifully presented and positioned four bedroom part thatched home

- Four Bedrooms Detached Home
- Part Thatched
- Not Listed
- Stream at Bottom of Garden
- Extended in 2017 to form a Larger Kitchen Dining Area
- Double Garage and Ample Parking
- Five minute Drive from Pewsey Main Line Train Station
- 0.48 Acre Mature and Established Gardens
- Very Popular Village
- Several Reception Rooms

🏡 Freehold

📊 EPC Rating D



An exceptional detached period cottage set within mature gardens of approximately 0.48 acres, offering a high degree of privacy and attractive rural views. The property has been extensively improved by the current long-term owners, including a substantial extension completed in 2017, creating a beautifully balanced home that combines period charm with thoughtfully designed modern living spaces. The result is a welcoming and versatile family home that effortlessly blends character and comfort.

The well-planned accommodation comprises an entrance hall, a dual-aspect sitting room with views over the gardens, a separate dining room, and a spacious 20' kitchen/breakfast room with underfloor heating, electric oven, and ceramic hob. These principal living areas are flooded with natural light and provide an excellent setting for both everyday family life and entertaining. A utility room and a guest cloakroom with shower complete the ground floor.

On the first floor, the accommodation is arranged over two staircases, offering flexibility and privacy. The master bedroom benefits from a stylish en-suite, complemented by two further bedrooms and a family bathroom. The second staircase leads to an additional guest bedroom with its own WC and hand basin, ideal for visitors, older children, or as a potential home office or study.

Outside, the property is set within generous, well-established gardens, predominantly laid to lawn with a variety of mature shrubs, trees, and colorful flower beds. The gardens enjoy delightful views across neighboring fields and are intersected by a charming stream, creating a strong sense of connection to the surrounding countryside. Additional gated access is available from further along the lane.

To the front and side, extensive gravelled parking enclosed by a five-bar gate provides ample space for several vehicles. A substantial double garage with rear workshop offers excellent storage and practical working space to complete the home.

#### Location

New Mill is a peaceful hamlet set in the heart of the scenic Vale of Pewsey, offering attractive rural living within easy reach of the popular villages of Pewsey and Burbage. Surrounded by beautiful countryside and close to the Kennet & Avon Canal, the area is ideal for walking, cycling and enjoying the outdoors while remaining well connected.

Pewsey, just a short drive away, provides a good range of everyday amenities including shops, cafés, a supermarket, post office and leisure facilities, along with a mainline railway station offering direct services to London Paddington in approximately 70 minutes. The nearby village of Burbage also offers a strong sense of community with a well-regarded primary school, village shop and traditional public house.

Families are well served by a choice of schooling in the area, including Pewsey Primary School, Pewsey Vale School and Burbage Primary, with a number of highly regarded independent schools such as Marlborough College and Dauntsey's within comfortable driving distance.

The historic market town of Marlborough is easily accessible and provides a wider range of boutique shops, restaurants and leisure facilities. Road connections via the A345, A303 and M4 give convenient access to Swindon, Salisbury and Newbury, making New Mill an excellent location for both commuters and those seeking a tranquil village lifestyle with strong local amenities nearby.

#### Property Information

Property Information - Tenure: Freehold

Services: Oil Central Heating, Mains Water, and Electricity. Private Drainage system.

Council Tax Band: F

EPC Rating: D

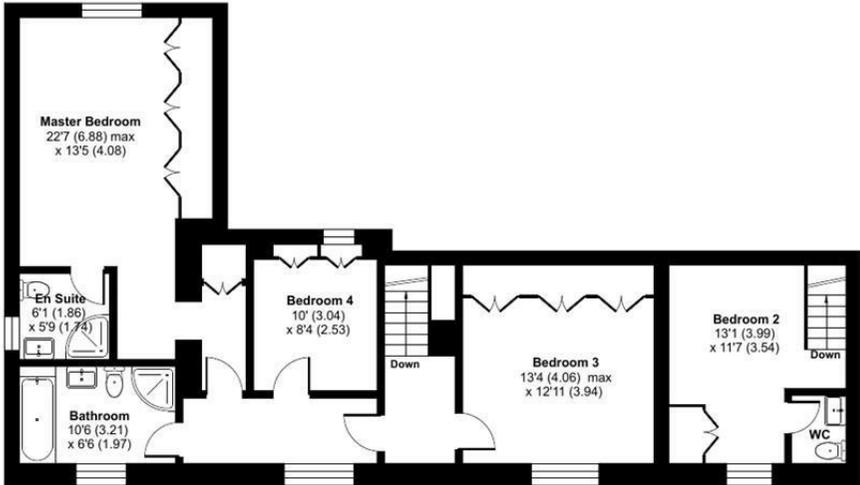
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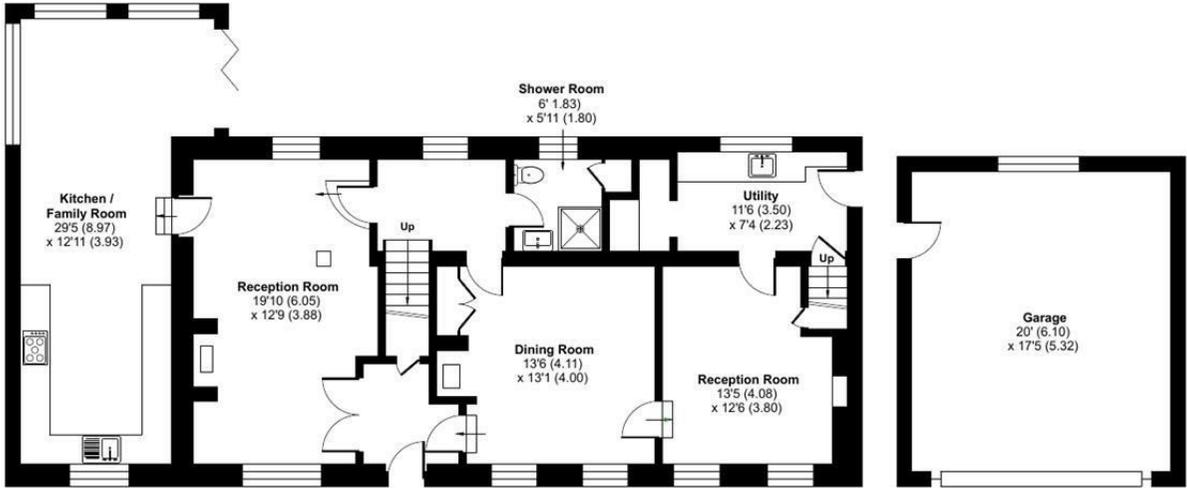


# New Mill, Pewsey, SN9

Approximate Area = 2225 sq ft / 206.7 sq m  
 Garage = 349 sq ft / 32.4 sq m  
 Total = 2574 sq ft / 239.1 sq m  
 For identification only - Not to scale



FIRST FLOOR 1 / 2



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1402097

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