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📍 Rose Cottage, 8 Church Street, Steeple Ashton, Wiltshire, BA14 6EW

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🏠 £725,000

A charming and thoughtfully updated period home, enjoying spacious accommodation, stunning gardens and a highly desirable village setting.

- Immaculately presented Victorian cottage
- Four double bedrooms
- Principal bedroom with en-suite shower room
- Two impressive reception rooms with wood-burning stoves
- Stunning bespoke kitchen/breakfast room
- Beautiful gardens plus separate "secret garden"
- Home office/summerhouse with power
- Driveway parking for several vehicles

🏡 Freehold

🏠 EPC Rating D



A beautifully presented 4-bedroom period cottage, occupying a delightful position within the heart of the highly sought-after village of Steeple Ashton. Thoughtfully updated and impeccably maintained by the current owners, the property successfully combines characterful features with modern conveniences to create a warm and welcoming family home.

The accommodation is both spacious and versatile, centred around two generous reception rooms, each enjoying the character and atmosphere provided by wood-burning stoves. To the rear, a stunning kitchen/breakfast room forms the heart of the home, offering an excellent space for everyday family life and entertaining, with direct access to the garden. A useful utility room and contemporary wet room complete the ground floor accommodation.

Upstairs, there are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Externally, the property enjoys attractive and well-established gardens, providing a variety of seating areas and mature planting. Beyond the main garden lies a substantial additional area of lawn, creating a wonderful extension of the outdoor space and home to a versatile summerhouse/studio, ideal for those working from home, pursuing hobbies or seeking additional recreational space. Ample driveway parking is also available.

A charming village home offering an abundance of character, generous living space and beautifully maintained gardens, all set within one of Wiltshire's most desirable village locations.

#### **Situation**

The house is beautifully located within the heart of the picturesque 'wool town' village of Steeple Ashton, with splendid views of the historic and beautiful St Mary's church (its height at one time only surpassed in Wiltshire by that of Salisbury Cathedral). The village has a thriving community providing playing fields, a public house/shop/post office. It has been voted the best kept village in Wiltshire on numerous occasions.

The delightful villages of Edington and Keevil are also close by. The historic market towns of Devizes, Trowbridge, Melksham, Bradford-on-Avon and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius. Dauntsey's School, Marlborough College and St Mary's Calne are easily accessible. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

#### **Property information**

Oil fired central heating. LPG for the cooker. We are advised mains water, drainage and electricity are connected.

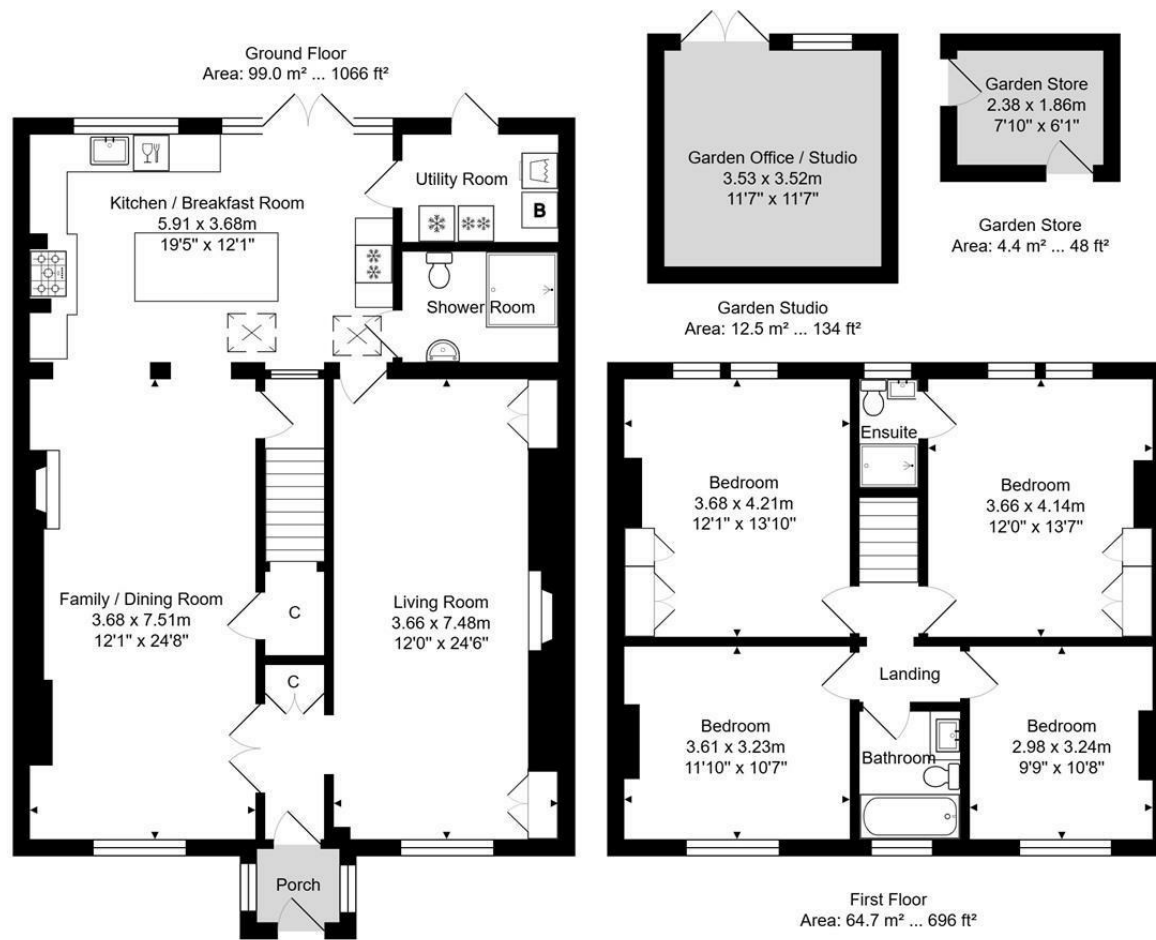
Agents note: The property is located in a conservation area.

Tenure: Freehold

EPC rating: D

Council tax band: E





Total Area: 163.7 m<sup>2</sup> ... 1762 ft<sup>2</sup> (excluding garden office / studio, garden store, porch)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
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