



Elm Cottage, Bushton, SN4 7PT

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PROPERTY SALES & LETTINGS



- Four Bedroom Detached Period Cottage
- Picturesque Settings
- Four Double Bedrooms
- Utility/Boot Room
- Recently Replaced Boiler
- Double Storey Extension
- Stunning Open Views
- Two Reception Rooms
- Two Bathrooms
- No Onward Chain

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Elm Cottage 45, Bushton, SN4 7PT

£575,000

A charming four double bedroom detached period country home, combining traditional thatched character with a tiled roof extension, beautifully positioned in the peaceful village of Bushton and enjoying far-reaching views across the surrounding countryside.

Offering generous and versatile accommodation, this characterful country home has been thoughtfully extended to provide over 1,700 sq ft of living space, with beautiful rural views enjoyed from many of the rooms.

The ground floor is centred around a bright and spacious open-plan living room, creating an excellent space for both everyday family life and entertaining. With direct access onto the garden, the room makes the most of the property's wonderful setting and features a wood-burning stove, adding a cosy focal point. There is also a generous dining room/reception hall, well-appointed kitchen, useful boot/utility room and a separate cloakroom.

Upstairs, the property offers four well-proportioned double bedrooms, all

enjoying views providing excellent flexibility for families, guests or those working from home. The principal bedroom benefits from its own en-suite bathroom, while a further family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private and enclosed garden, with a variety of established shrubs and trees providing a lovely green backdrop. To the rear, low-level post and rail fencing allows the stunning countryside views to take centre stage, creating a wonderful spot to sit and enjoy the peace and tranquillity of this special location. Driveway parking to the side provides valuable benefit of off-road parking, with gated access directly into the garden.

Set within the quaint and peaceful village of Bushton, this is an appealing rural retreat while remaining conveniently positioned for access to local amenities and transport links, including the M4 for commuters.

A beautiful thatched country home offering space, character, privacy and exceptional countryside views.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)

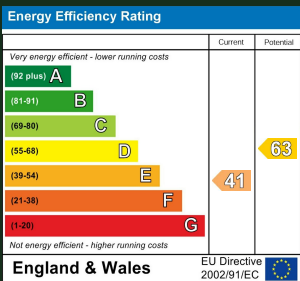
Internet Speeds Up to 1600 mbps (Ofcom)

Heating: Oil

Electric: Mains

Water + Waste: Mains

Energy Efficiency Rating (England & Wales)



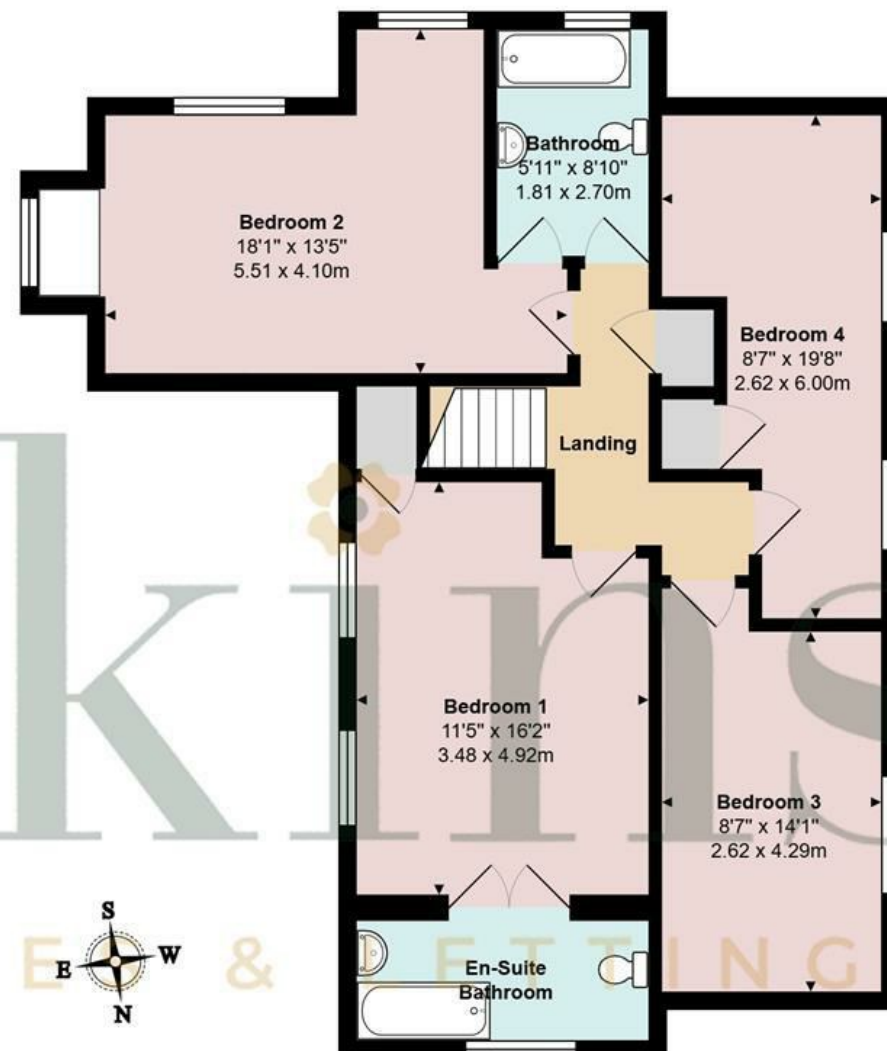








Ground Floor
Area: 827 ft² ... 76.8 m²



First Floor
Area: 875 ft² ... 81.3 m²

Total Area: 1702 ft² ... 158.1 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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