



Bryer Cottage, High Street, Wanborough  
Wiltshire, Offers in Excess of £350,000

Waymark

# High Street, Wanborough SN4 0AE

Wiltshire

Freehold

**Character Cottage | Grade II Listed cottage | No Onward Chain | Two Double Bedrooms | Three Reception Rooms | Family Bathroom & Downstairs WC | Beautiful & Private Landscaped Garden | Large Storage Shed/Workshop | Driveway Parking For One Car | Central And Prominent Village Location**

## Description

A beautiful grade II listed two bedroom semi-detached thatched cottage which is bursting with character and original features. The cottage is located in the heart of the popular village of Wanborough in a prominent position and benefits from two bedrooms, three spacious reception rooms, landscaped and private garden and driveway parking.

The property is offered to the market chain free and comprises; Entrance hall, downstairs w/c, kitchen/breakfast room, dual aspect sitting room with original flagstone flooring and wood burner, spacious family room with vaulted ceiling and exposed beams, conservatory/dining space with attractive view over the garden, landing, family bathroom and two good size bedrooms, currently bedroom two is open plan to the landing, but a stud wall can be added to create an private/independent second bedroom.

Outside, to the front, there is a graveled driveway providing parking for one vehicle along with an attractive stone wall marking the perimeter. The rear garden is very private and not overlooked, the garden has been landscaped and is mainly laid to lawn along with well stocked flower beds and fruit trees. There is also a paved patio area as well as a greenhouse and large storage shed/workshop complete with power.

The cottage is freehold and is connected to mains gas, electricity, water and drainage. This property must be viewed to be fully appreciated.

## Location

Wanborough is a beautiful village, which is sought after and well located with good road links including the M4, A419 and A420 along with quick access to the Swindon Railway Station. The village itself has a thriving community and amenities such as the village sports ground, Hoopers Field, that is home to the Bowls Club, Tennis Club, Cricket Club and local football teams. There are several excellent public houses that serve good food and ales, an annual Country Show, doctors surgery and a highly regarded Primary School. Not only offering local parks and fields, located on the edge of the village, is Wameage Woods, perfect for dogs walks.

## Viewing Information

By appointment only please.

## Local Authority

Swindon Borough District Council.

Tax Band: E



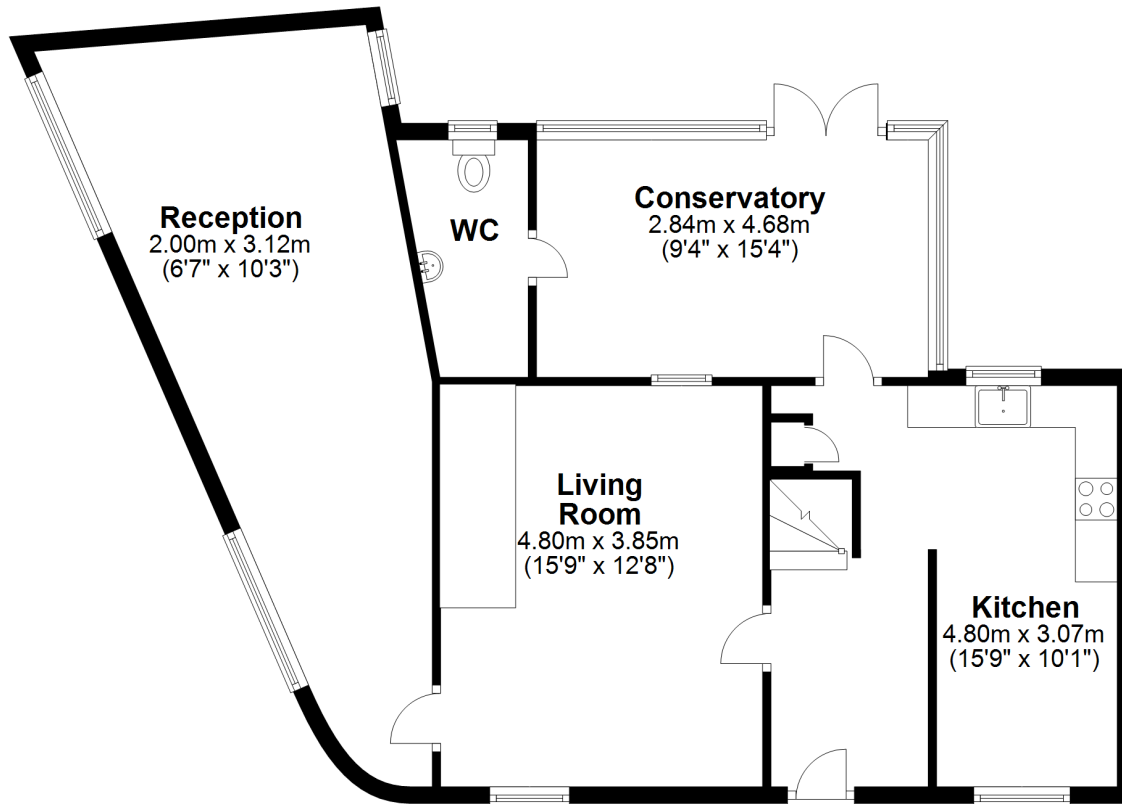
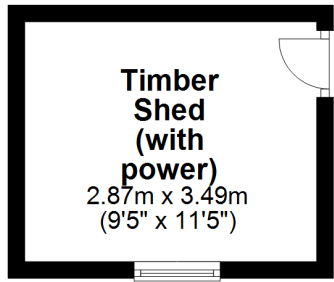
Waymark  
Faringdon Office

T: 01367 820070

E: [faringdon@waymarkproperty.co.uk](mailto:faringdon@waymarkproperty.co.uk)

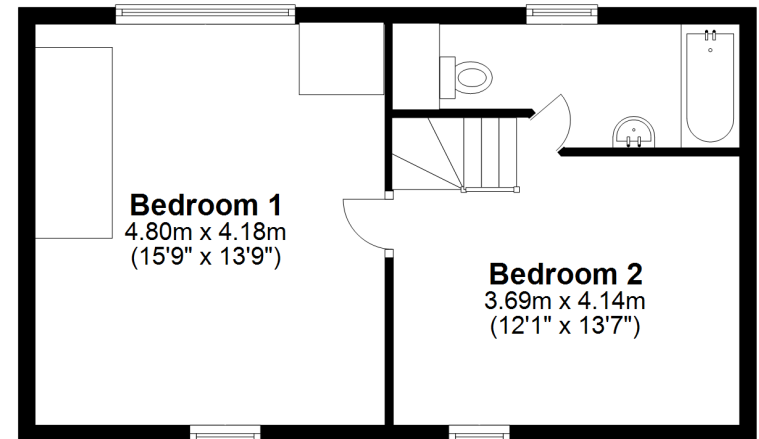
# Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)



# First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 122.5 sq. metres (1319.0 sq. feet)

(Measurements exclude any garages/outbuildings/eaves etc)  
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

