

A photograph of a garden with a stone table, a lawn, and a house in the background. The garden features a central lawn, a stone table, and various plants and trees. In the background, there is a house with a white conservatory and a brick chimney. The sky is blue with some clouds.

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Harvest Cottage, 60 Priors Hill, Wroughton, Wiltshire, SN4 0RW

Guide Price £275,000-£300,000



IN A NUTSHELL



Harvest Cottage is full of charm and character, ideal for those that like to get the wood burning stove going, on cold winter nights and sit in the beautiful cottage gardens of a summers afternoon.

Nestled in Old Wroughton this charming Cottage offers entrance hall, living room with exposed feature red brick wall and fireplace with woodburning stove, fitted kitchen/ dining room which overlooks the garden as well as fitted bathroom suite.

The first floor provides two generous bedrooms.

The property has various original features throughout the home including original doors, exposed brick walls and other character traits.

Outside are good sized rear gardens which are well stocked as well as front courtyard garden to the front.

Parking is on street and there is ample parking a few moments away provided by the former 'Swan' Car park which is free to use for residents.

Wroughton is a thriving community and offers all the amenities you should require on a day to day basis. As well as the ease of access away from Wroughton including the Ridgeway bridle path, Marlborough and transports links M4, A419 and train links all within easy reach.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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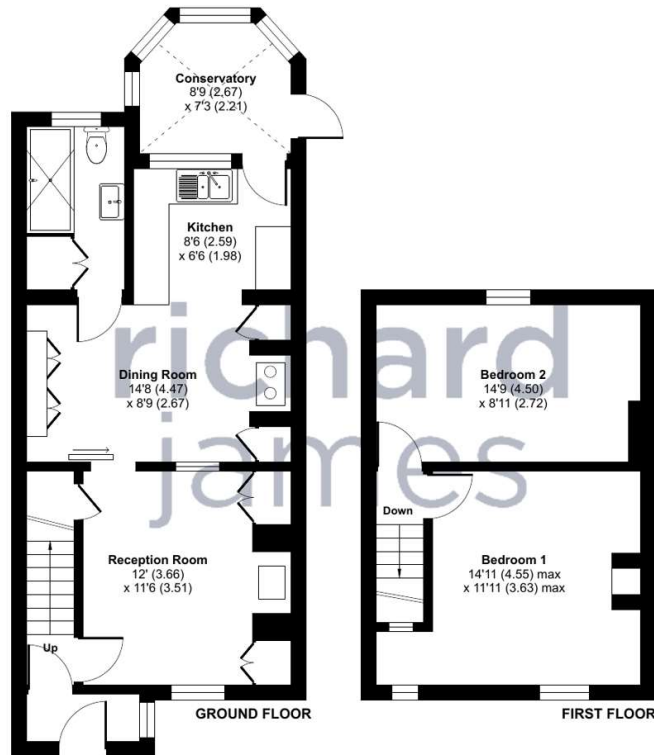
| 01793 311 013

alexhornby@richardjames.uk

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Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1109680

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