



**Located next to the canal for the water lovers!**

Guide Price £360,000

**Winkworth**



**BARGE LANE Honeystreet SN9 5PS**



**Delightful detached cottage near the Kennet and Avon Canal.**

'Canal Cottage' was named because of its proximity to the Kennet and Avon canal which runs alongside. Located in a desirable spot within the quaint rural hamlet Honey Street. The Honey Street Café just on the opposite side of the canal and the Alton Barnes white horse within easy reach. There are lovely views across the fields. Double fronted detached cottage, the current owners have sympathetically refurbished throughout, very much keeping the cottage features and exposing beams. The house has potential for further development and extension (SSTP) to the side. As you enter, the cosy lounge is ahead of you with a wood burner for snuggling up on those Autumn/winter nights. The kitchen which has been cleverly planned offers a single oven, room for under counter fridge and slimline dishwasher. There is a downstairs modern shower room with underfloor heating. Upstairs you will find two bedrooms, the main bedroom a good double with feature fireplace and the second room a smaller double both with windows on either side to bring in the light and enjoy those views. At the front of the cottage, you have a lawn area, mature hedges and shrubs, flower beds, and to the rear a good size garden mainly laid to lawn, with apple, pear and hazel trees and raspberry, sloes and gooseberry shrubs. There is a large greenhouse and generous storage area at the back of the garden. Nearer to the house further storage which is also being used as a utility space and parking for two cars.

**At a Glance:**

- Kitchen
- Lounge/Dining with wood burner
- Shower room
- Two double bedrooms
- Good size garden approx. 120ft
- Parking for two cars
- Good garden storage

Council Tax: D

EPC: F

Services: Mains water and drainage, Electric heating.

Ofcom.org

Broadband type Highest available download speed Highest available upload speed Availability

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast --Not available





Extensive shopping facilities are available in the nearby towns of Pewsey, Marlborough and Devizes.



Communications are first class with easy access to the A4 and M4 (Junction 15 about 20 miles distant) providing fast access to London and the national motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Golf at Marlborough golf club and Ogbourne Down golf club.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast.



There is a wide choice of nursey, primary and secondary schools, both state and private in the area including the well-known Marlborough College.



### General

Services: Mains drainage and water, electric and electric heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: To be confirmed.

Council Tax Band: D.

Postcode: SN9 5PS

Directions: what3words  
streetcar.wishing.dupe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		120
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



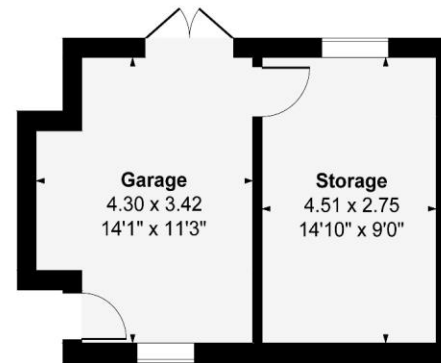
# Canal Cottage, Barge Lane, Honeystreet, Pewsey, SN9 5PS

Approximate Gross Internal Area

Total = 83 sq m (889 sq ft)

Main House = 57 sq m (614 sq ft)

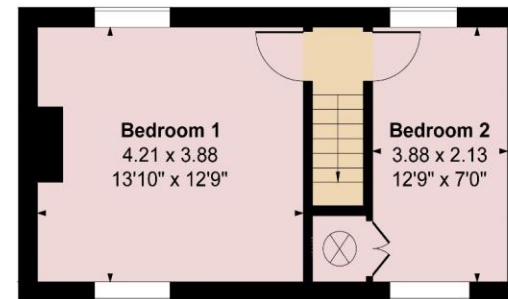
Garage = 26 sq m (275)sq ft



Garage



Ground Floor



First Floor