



2 Dursden Lane, Pewsey,  
Wiltshire SN9 5JN

**birkmyre**  
property consultants

## An idyllic country cottage, with planning consent to extend, in a rural spot close to a popular Wiltshire village

### Location

Dursden Lane lies approx. 3/4 mile from Pewsey with Marlborough 8 miles, Swindon 20 miles and Hungerford 14 miles to the east. The substantial village of Pewsey offers a wider range of shops and amenities including a supermarket, garage and of course Pewsey railway station, with a direct line to London. The city of Salisbury and the towns of Marlborough and Devizes are all within easy reach. The popular market town of Marlborough has a twice weekly market and a Waitrose.

Trains to London Paddington (from 60 minutes) are available from Pewsey with Junctions 14 and 15 of the M4 providing fast access to London and the West Country, as does the nearby A303 linking with the M3.

Well-regarded state and independent schools in the area include: St Johns, St Francis, Pinewood, Marlborough College and Dauntsey's.

Set in the heart of the Pewsey Vale, Dursden Lane lies at the eastern edge of Pewsey in a rural location, with Wiltshire Wildlife Trust Reserve and the Kennet and Avon canal nearby.

The cottage is set privately overlooking fields.

### Description

This idyllic detached period cottage is of brick and elevations under a pitched thatched roof and is arranged over two storeys. The accommodation retains the character of the period including inglenook fireplace and beamed walls and ceilings but is presented to make the most of the space and to create a light and bright feel. There is underfloor heating on the ground floor and traditional radiators on the first floor.

The front door leads into an **Entrance Hall** off which lies the **Bathroom** with airing cupboard, bath with overhead shower, hand basin and wc set in timber vanity unit. To the other side is a **Double Bedroom** carpeted with alcove built-in wardrobes. The **Kitchen** has space for a table, a tiled floor, a range of wall and floor units with a 1 ½ bowl steel sink and mixer tap space for dishwasher, washing machine, electric oven and fridge freezer. To the south lies the **Sitting Room** with exposed timber flooring, beamed ceiling, inglenook fireplace with log burner and door to outside.

Stairs lead to a **Landing** which could be used as an office or occasional bedroom and the **Main Bedroom** with a vaulted beamed ceiling and exposed elm floorboards.

### Outside

A gravelled parking area for up to three cars leads to the front door surrounded by a lawned garden with a number of mature apple trees and stunning views over the adjoining fields. To one side is a rendered single storey workshop and storage shed. To the south lies a gravelled terrace running off the house leading to a sloping and terraced lawned garden with well-established hedges and beds.

### Planning

Consent was granted on 01/08/2023 ref PL/2023/04511 to carry out a two storey side extension, replacement single storey rear extension and garage. This would give a Sitting room, Kitchen/Dining Room, Utility, Family Room and Study and a Master bedroom suite two further bedrooms and a family and ensuite bathroom.





**Tenure**  
Freehold

**Epc**  
D64

**Services**

Mains water, electricity, and private drainage (Kingspan septic tank installed in 2025). Air source heat pump installed in 2022 with a 7 year warranty and part of a government repayment scheme which we believe may be transferable, providing heating and hot water. Broadband Fibre to cabinet, download 76 Mbps and upload 15 Mbps (Source Openreach broadband fibre checker)

**Council Tax**

Band E

**Local Authority**

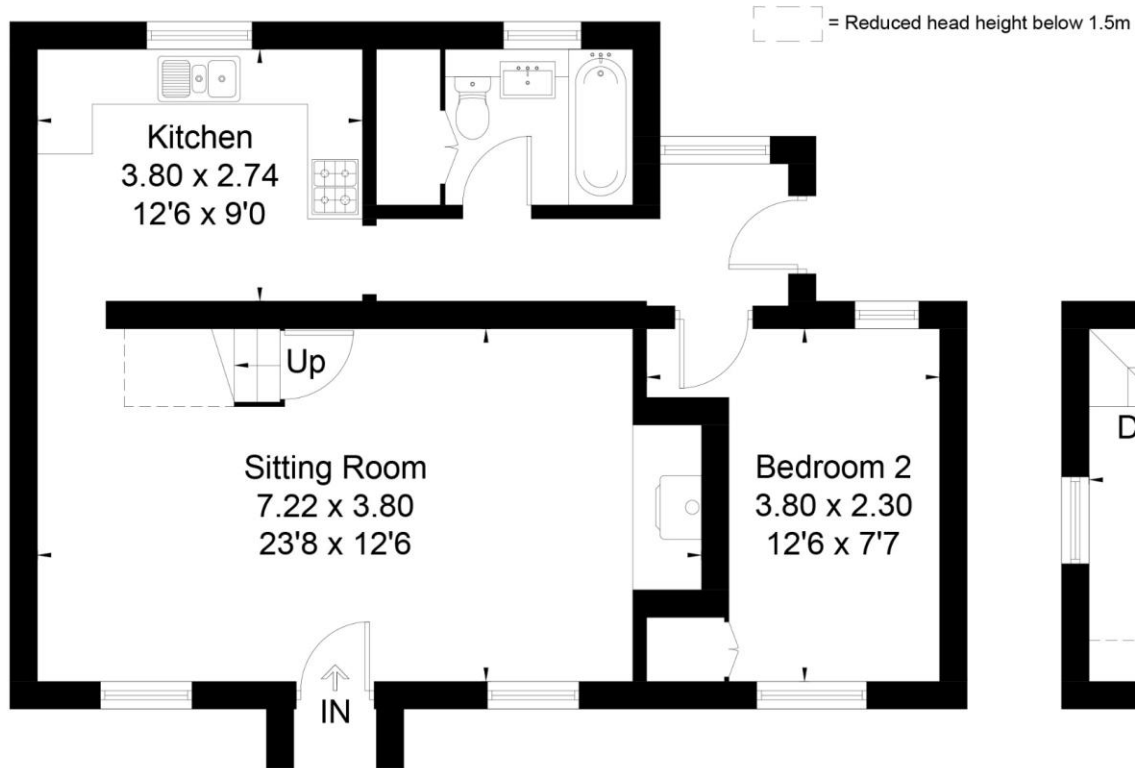
Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN,  
Tel: 01225 713000  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Directions**

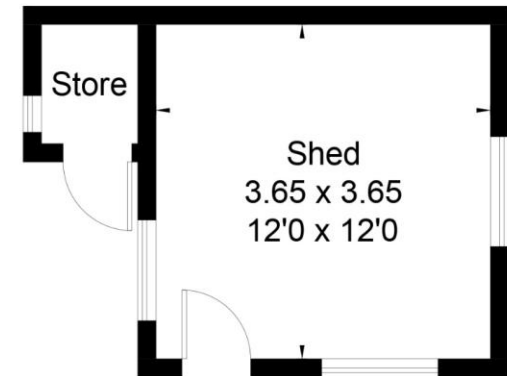
<https://what3words.com/restriction.ringers.refers>



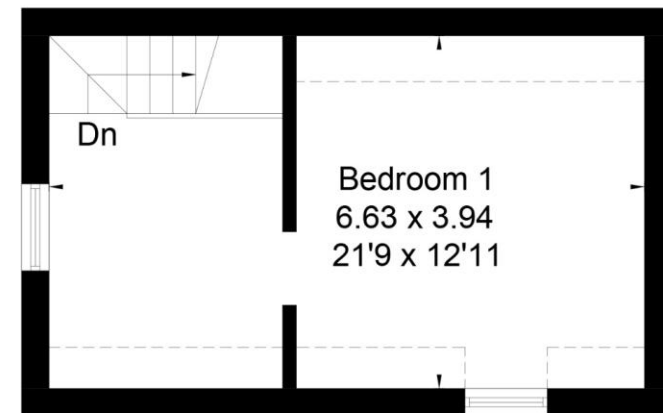
Approximate Floor Area = 86.0 sq m / 926 sq ft  
Store = 1.4 sq m / 15 sq ft (Excluding Shed)  
Total = 87.4 sq m / 941 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97327



PL/2023/04511

#### Important Notice

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