



7 Eastrop

SN6 7AP

Offers In Region Of £375,000



Charming detached stone cottage within walking distance of Highworth Market Square. Offering four bedrooms over four levels, character features throughout, a spacious sitting room with fireplace, farmhouse kitchen, versatile landing/study space, cellar storage and a private enclosed courtyard garden.



Situated within walking distance of Highworth's market square, this attractive detached stone cottage offers versatile accommodation arranged over four levels, including a useful cellar.

Constructed of natural stone beneath a slate roof, the property combines the charm and character of a traditional village cottage with surprisingly spacious accommodation, making it ideally suited to family living, home working or multi-generational occupation.

The property is entered via a generously proportioned entrance hall, creating an impressive welcome and providing useful additional living or study space. The principal reception room extends to over 20ft in length, centred around a substantial brick fireplace with raised



hearth and traditional mantle. Exposed stonework, timber flooring and deep-set cottage windows combine to create a warm and inviting living space full of character. The farmhouse-style kitchen has been fitted with cream shaker units, timber-effect worktops, a Belfast sink and a range-style cooker, blending period charm with modern practicality. A door provides access to the enclosed courtyard garden.

The first floor is arranged around an exceptionally spacious landing measuring over 14ft x 11ft, currently large enough to accommodate furniture and storage but equally suitable as a reading area, study space or occasional sitting area. There are two well-proportioned double bedrooms on this level together with a notably large family bathroom featuring both bath and shower facilities.



The top floor provides two further generous double bedrooms with exposed beams, sloping ceilings and characterful cottage proportions. These rooms enjoy an attractive attic-style feel while offering practical floor space and excellent versatility.

A useful cellar extending to approximately 142 sq ft provides valuable storage space and potential for hobby, workshop or wine storage use.

To the side lies a delightful enclosed courtyard garden bounded by attractive stone walls, creating a private and sheltered outdoor entertaining space. Mature planting, traditional stonework and paved seating areas contribute to the property's quintessential cottage appeal.

What distinguishes this property from many cottages of comparable age is the sense of space. The unusually generous hall and landing areas create a more open and adaptable layout than is typically found in period homes, while the combination of four genuine bedrooms, substantial reception space and useful cellar storage provides excellent flexibility for modern family life. The result is a charming and highly individual detached cottage that successfully combines period character, practical accommodation and a sought-after location within Eastrop and the wider Highworth area.

VENDORS' NOTE

We've loved the versatility of this house. All four bedrooms are big enough for a double bed, but we've used the rooms on the middle floor as a dining/activities room and an office/library. Our favourite space, though, is the sitting room, with its beautiful exposed stone wall and Victorian brick fireplace.

The courtyard garden is small but we've planted a honeysuckle and mock orange bush for summer scent, and a maple tree for bright colour in the autumn. The main flowerbed is an ideal space for smaller perennial plants or to sow different annuals each year.

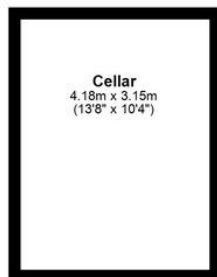
The small east-facing window on the top floor perfectly frames the full moon every month, and in the daytime gives

a wonderful view out across the rooftops and countryside towards Watchfield.

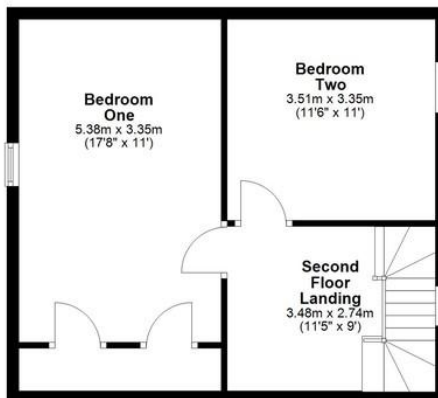
We've enjoyed having easy access to Highworth town centre in one direction and more rural areas in the other, including Badbury Clump, with its beautiful bluebell display every year. That mix of town and country makes this a perfect location.



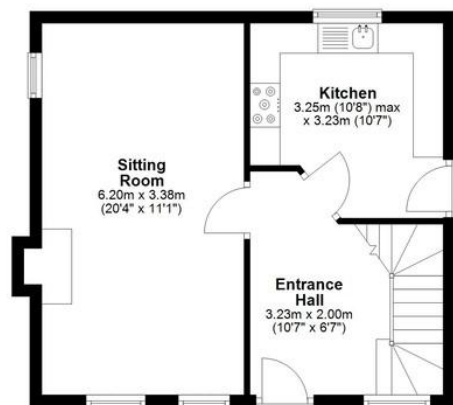
Basement
Approx. 13.2 sq. metres (141.7 sq. feet)



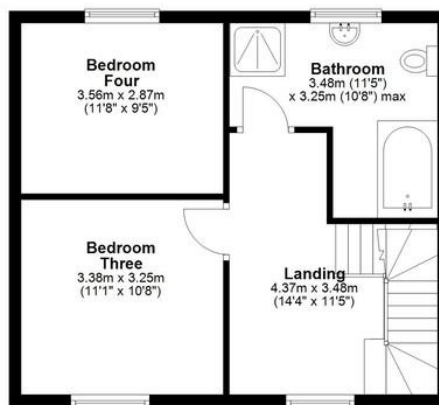
Second Floor
Approx. 43.1 sq. metres (463.4 sq. feet)



Ground Floor
Approx. 41.5 sq. metres (447.1 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 141.5 sq. metres (1523.1 sq. feet)

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Swindon Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements