



**WALNUT COTTAGES,  
ALL CANNINGS**

**Carter Jonas**



## 3 WALNUT COTTAGES, TOWNSEND, ALL CANNINGS, SN10 3NX

### AMENITIES

- No onward chain
- Village location
- Three bedrooms
- Refurbished
- Garage
- Off-Street parking
- Garden
- Views over fields

### SITUATION

3 Walnut Cottages is situated in the prized village of All Cannings, just south of the Kennet and Avon Canal at the very heart of the glorious Pewsey Vale. The breath-taking downland countryside surrounding the village is within the North Wessex Downs Area of Outstanding Natural Beauty and offers extensive walking via footpaths and bridleways.

All Cannings has a welcoming and active community with a Shop, Village Hall, Nursery, Primary School, Church, Pub/Restaurant and is within easy reach of popular secondary schools. Private schools in the area include Marlborough College, St Mary's Calne and Dauntsey's. The market town of Devizes is just over 6 miles away, with the bustling historic town of Marlborough easily reached in about 9 miles. The larger village of Pewsey is 7 miles away offering a mainline station connecting with London Paddington in around 1 hour.

### DESCRIPTION

3 Walnut Cottages is an end of terrace house located in the popular village of All Cannings and is offered with no onward chain.

The property has undergone a refurbishment programme, with new decoration and carpets throughout and a new bathroom installed, making it the perfect purchase for a first time buyer.

Upon entering the property you are greeted into the hallway, with space for hanging coats. The main reception room is of a good size and has double doors opening onto the kitchen, which is open plan and is large enough for a dining table to one end and fitted with a range of wall and base units. To the rear of the property is a lean to which provides a good space for coats and shoes or could be utilised as a utility space.

Upstairs there are three bedrooms, two of which are good size double and the third is a single. All of the bedrooms are served by the newly fitted family bathroom.

## A REFURBISHED THREE BEDROOM END OF TERRACE PROPERTY IN THE POPULAR VILLAGE OF ALL CANNINGS.



### OUTSIDE

To the front of the property is a good sized front garden which is mainly laid to lawn and a side gate provides rear access. the rear garden is laid to lawn and has the most wonderful views over fields. Both the front and rear gardens are ready for someone to make their own. A single garage is within a block of three and there is parking for one car directly in front.

**GUIDE PRICE:** £350,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



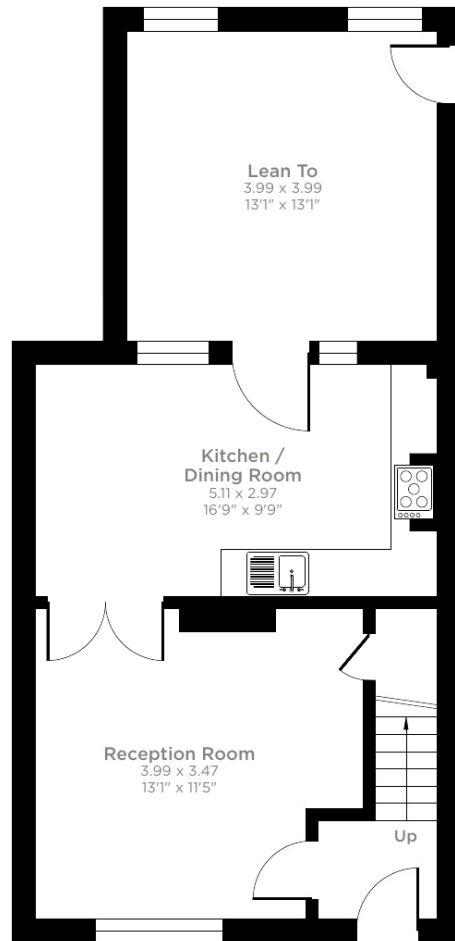


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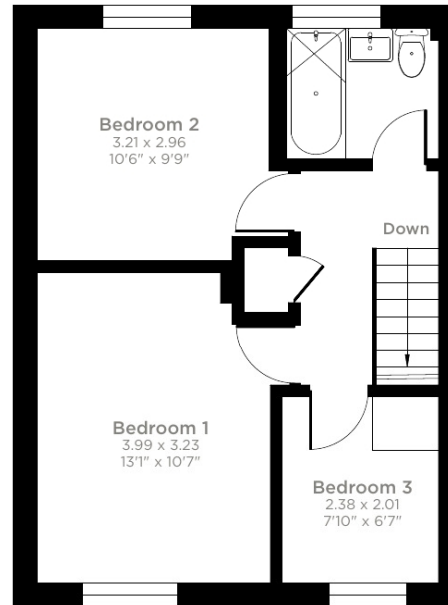
# Walnut Cottages, Townsend, All Cannings, Devizes, SN10

Approximate Area = 790 sq ft / 73.3 sq m (excludes lean-to)

For identification only - Not to scale



Ground Floor



First Floor

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, LPG heating
- Energy efficiency rating: F
- Council tax band: D
- Broadband and mobile coverage. Please refer to the Ofcom website



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Carter Jonas. REF: 1383337

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
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