



**TUDOR THATCH,  
YATESBURY**

**Carter Jonas**

# TUDOR THATCH, 12-13 THE STREET, YATESBURY, SN11 8YG

## AMENITIES

- Detached period property
- Grade II Listed
- Rural location
- Four bedrooms
- Three reception rooms
- Garage and parking
- Landscape garden
- Rural views

## SITUATION

Tudor Thatch is situated in an elevated position within a corner plot in the rural hamlet of Yatesbury. Located off the A4 c.6 miles to the west of Marlborough c. 6 miles to the east of Calne. These popular market towns provide a wide range of shopping and leisure services, while the larger regional centres of Swindon, Chippenham and Bath complement these services further. Communications are excellent, with Junctions 15 and 16 of the M4 lying to the north. Chippenham provides a fast and regular main line service to London Paddington (journey time from 63 mins). There is an excellent range of schools in the area, including a well-regarded primary school in Cherhill, St Mary's and St Margaret's, Calne, Dauntsey's West Lavington and Marlborough College. There is a wide range of leisure opportunities with golf at the North Wilts and Marlborough golf clubs, and many opportunities for walking, cycling, riding and fishing in the area.

## DESCRIPTION

Tudor Thatch is a detached period property, dating back to the 16th Century, set in an elevated position with fantastic rural views and a myriad of walks and bridleways straight from the doorstep.

The property offers a wonderful blend of modern and period features with generously proportioned living spaces throughout.

Upon entering the home, you are greeted into the hallway with the dining room to your right. Being the oldest part of the property, the dining features period panelling to the walls and beams to the ceiling. There is ample space for a twelve-seat dining table and there is a fireplace, which is currently non-functional, but could easily be opened. From the dining room is the modern kitchen with a range of units, central island and an adjoining boot room with downstairs cloakroom and door opening to the side of the property, ideal for coming in from the car or for muddy paws and boots to enter.

The main reception room floods with light due to its dual aspect and there is a fireplace with wood burning stove. From the reception room you can access the triple aspect garden room with lantern light, the perfect spot for sitting and enjoying the sunshine and overlooking the landscaped garden and fields beyond.

## A DETACHED GRADE II LISTED PERIOD PROPERTY SET IN THE DESIRABLE RURAL HAMLET OF YATESBURY WITH FANTASTIC VIEWS AND COUNTRYSIDE WALKS FROM THE DOOR.



Upstairs there are four double bedrooms, with the main bedroom having a dressing area and its own ensuite bathroom. The other three bedrooms are served by the well-appointed family bathroom. All the rooms in the property have wonderful views over the rear garden.

## OUTSIDE

The property is accessed via five-bar gate and there is ample off-street parking. A detached single garage with power and light and electric door provides further parking or excellent storage.

The rear garden has been lovingly cared for and landscaped. A central path runs the length of the garden making each section easily accessible. The garden is mainly laid to lawn with an array of mature shrub, flower and tree borders and offers a wonderful sense of serenity and privacy. A garden pod can be found at the bottom of the garden, which benefits from heating and therefore can be enjoyed all year round. The property enjoys rural views over fields and the countryside beyond.

**GUIDE PRICE:** £825,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office  
Classification L2 - Business Data



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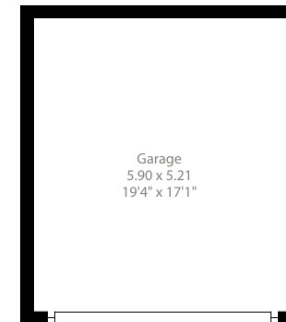
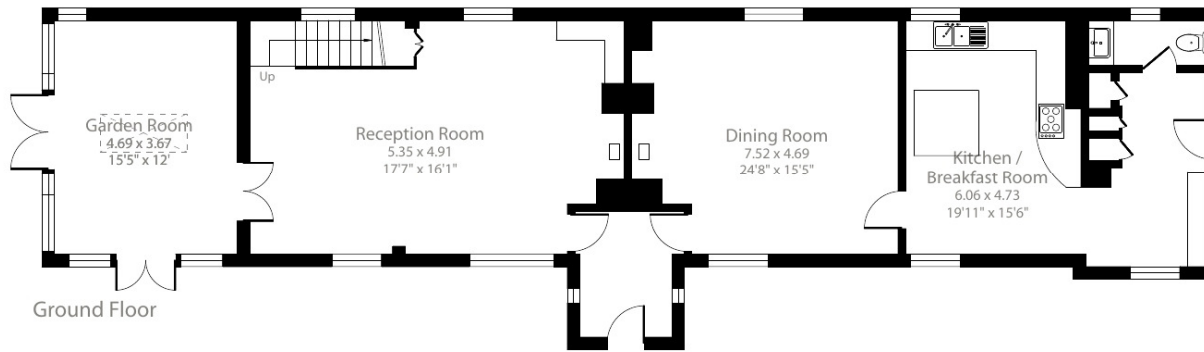
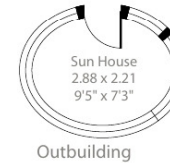
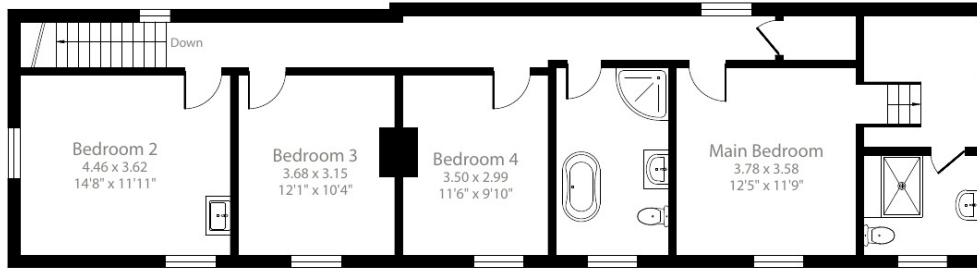
# Tudor Thatch, Yatesbury, Calne, SN11

Approximate Area = 2200 sq ft / 204.3 sq m

Garage & Outbuilding = 384 sq ft / 35.6 sq m

Total = 2584 sq ft / 239.9 sq m

For identification only - Not to scale



## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, air source heat pump
- Council tax band: G
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for further details

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Carter Jonas. REF: 1295941

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