

THE OLD COTTAGES



THE OLD COTTAGES, CHELWORTH, MALMESBURY, SN16 9SF

A STUNNING PERIOD COTSWOLD STONE COTTAGE

DESCRIPTION

The Old Cottages is a stunning and beautifully presented period home. Built with Cotswold stone, this cottage exudes charm, character and elegance. Beautifully laid out to maximise space and light, it is a welcoming home, offering privacy and comfort.

The striking blue front door leads into the entrance hall with oak floors. The sitting room to the right of the entrance is a bright and warm room with two large south facing windows and an impressive open fireplace with wood burner. The old bread oven is an original feature which sits proudly next to the fireplace.

Through an open archway is the snug, a quaint and light room perfect for relaxing, with a velux window and electric wood burner. French doors lead to the terrace and a large window overlooks the rear garden. An internal door leads through to the hallway.

The dining room with oak floor and exposed beams is a wonderful room for entertaining family and friends. The stunning open fireplace with an original salt box to its side, a reminder of the house's fascinating history, gives the room a homely atmosphere and the south facing windows let in an abundance of light.

The adjoining kitchen/ breakfast room with tiled floor and windows overlooking the front and rear gardens has been lovingly designed as the heart of the house. The deep blue electric Aga provides superb additional heat in the cooler months and a useful independent gas hob in the adjoining garden room comes in handy in the summer months with outside dining. The garden room doubles as a utility room and gives access to the rear garden and driveway.

Off the kitchen is a small study area and a downstairs cloakroom and shower room.

Stairs from the sitting room lead to the first floor where there are three double bedrooms and a family bathroom. Velux and both front and rear facing windows ensure upstairs is bathed in natural light.

A stunning pergola adorned with climbing plants is an enchanting feature of the garden, along with the pond. The garden is mainly laid to lawn and interspersed with delightful herbaceous borders. A shed and woodstore are useful additions. The spacious terrace overlooks the enclosed garden, a tranquil spot for al fresco dining.

ENTRANCE HALL • SITTING ROOM • DINING ROOM
KITCHEN/ BREAKFAST ROOM • STUDY AREA • GARDEN ROOM
3 BEDROOMS • 2 BATH/ SHOWER ROOMS • WALLED REAR GARDEN
FRONT GARDEN • SHED • PRIVATE OFF ROAD PARKING



LOCATION

The Old Cottages is beautifully situated in the heart of Chelworth, a pretty hamlet between Kemble and Malmesbury, with attractive Cotswold stone houses and open countryside.

Nearby Oaksey is a stunning and thriving community with everything one would hope for in a nearby village and is home to a primary school, post office and shop, and a playing field with children's play areas. The Wheatsheaf inn is a popular gastro pub and the ideal spot to finish those long country walks. The village has a wonderful community spirit, evident from the wide range of clubs and societies on offer including thriving Cricket and Football clubs.

Kemble, 3 miles away, offers a direct and regular train service to London Paddington, making London and other hubs readily accessible.

The historic towns of Malmesbury and Tetbury are a short drive away and with their selection of lovely boutiques and cafés, offer everyday shopping facilities and schooling, whilst more extensive shopping can be found in the larger towns of Bath or nearby Cirencester.

Known as the "Capital of the Cotswolds", Cirencester, 8 miles north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting

independent shops, restaurants, cafés and twice weekly markets. Sporting opportunities are abundant.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Oaksey Primary School, Beaudesert Park, Powells, Westonbirt, Malmesbury Church of England School, St Mary's, St Margaret's, Cheltenham College, Marlborough College and Cheltenham Ladies College, to name a few.

OAKSEY 2 MILES
KEMBLE 3 MILES
(LONDON PADDINGTON 75 MINS)
MALMESBURY 6.5 MILES
TETBURY 6.5 MILES
CIRENCESTER 8 MILES
M4 (JUNCTION 15) 8 MILES
All distances and times are approximate

GENERAL INFORMATION

Tenure: Freehold.

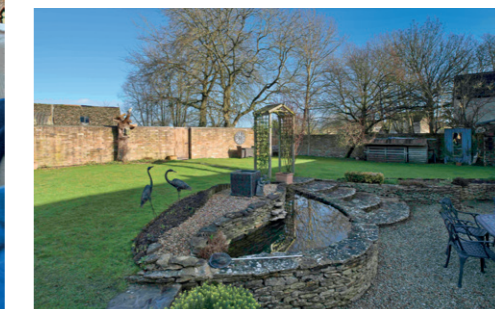
Services: Mains electricity. Private water supply via bore hole and private drainage. Oil-fired central heating, electric Aga and independent gas hob.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Postcode: SN16 9SF.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Wiltshire District Council. 01249 706 111. Council Tax Band D & EPC rating E.

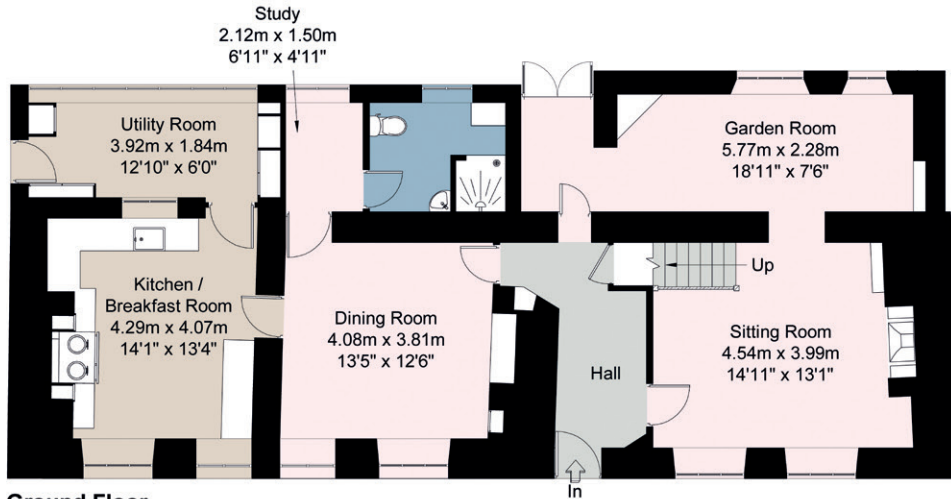


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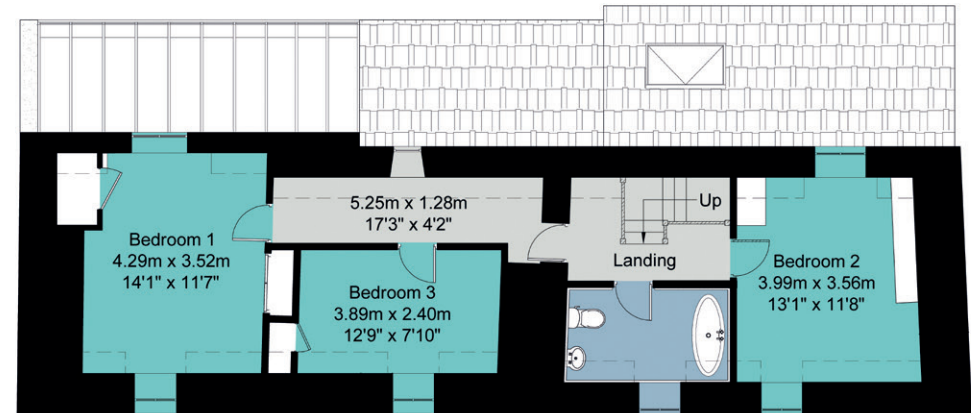
Gross Internal Floor Area Approx :-
169 sq metres / 1819 sq feet



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Ground Floor



First Floor

= Reduced Headroom 1.5m / 5'

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