



JAMES PYLE & Co.

Tie Cross Cottage, Murcott, Malmesbury, SN16 9EX

Stunning Period Cotswold Cottage
Rural Location
Large Aga Kitchen/Family Room
Character Living room
Stables Block
Good Sized Gardens & Orchard

Approximately 2.5 acres
Approximately 1,765 sq.ft



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4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £815,000

‘An exceptionally pretty semi detached period Cotswold Cottage ideal for the equestrian occupier set within 2.5 acres of gardens and paddocks in a stunning rural location’

The Property

Set within 2.5 acres of gardens and paddocks in a stunning rural location, this exceptionally pretty semi detached period Cotswold Cottage is ideal for the equestrian occupier. Discreetly located along a leafy lane, the property is approached over a private driveway leading to cottage, stables, garages and ample parking. The cottage itself is full of charm and character displaying a wealth of period features and offers extended accommodation arranged over three floors of around 1,765 sq. ft in all. On the ground floor, the welcoming entrance hall leads off to a stunning kitchen/family room with high vaulted ceiling with exposed rafters and beams and a full length arched window plus double doors that lead directly into the garden. The Shaker style custom built kitchen is fitted to a very high standard featuring an Aga, granite worktops a central island, flagged floors. Also off the hall is pretty living

room with beamed ceiling featuring a large stone fireplace with wood burning stove. Stairs lead up from the original front hall to the first floor where there is a double bedroom and a stylish bathroom with large shower. On the top floor is an excellent light filled double bedroom, family bathroom and further bedroom.

The formal gardens are found to the front, side and rear leading into a productive orchard with raised vegetable beds. The stables, which previously had consent for conversion to an annexe, comprises 2 full size stables, tack room and garaging and lead directly out to level paddocks of around 2 acres behind.

Situation

The delightful village of Murcott is situated between Cirencester and Malmesbury, just on the outskirts of the larger village Crudwell. Crudwell has an 'Outstanding



Ofsted' primary school, a village hall which hosts many clubs, a church, post office counter and an enviable reputation amongst pub food lovers. One of the two pubs; The Potting Shed, was 'Pub of the Year 2012', the other pub the Wheatsheaf is a family pub which serves good food.

Both Cirencester (10 miles) and Malmesbury (4 miles) have a good range of shops and Secondary Schools whilst Cirencester also has the famous Royal Agricultural College (now University).

There is easy commute via the A429 providing a short drive to Junction 17 of the M4. Kemble Station is about 4 miles, which has a frequent service to both London Paddington (from approximately 75mins journey time), and Cheltenham.

Directions

From Malmesbury follow the A429 about 4 miles north and just before entering Crudwell take the right hand turn by the garage. Continue down Murcott Lane and locate the property on the left hand side shortly after. Sat Nav postcode SN16 9EX

Local Authority

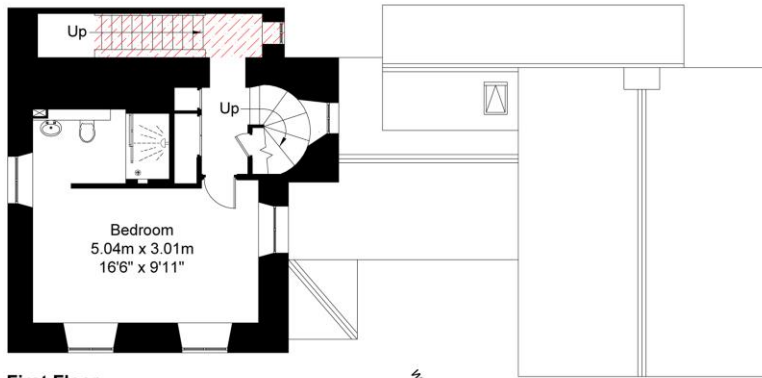
Wiltshire Council

Council Tax Band

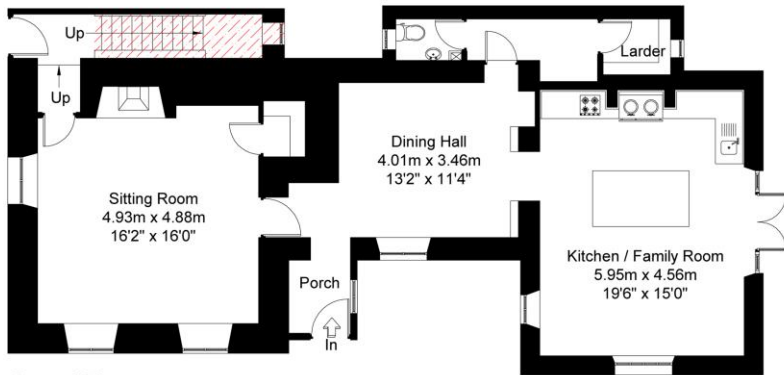
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Tie Cross Cottage, Murcott, Wiltshire

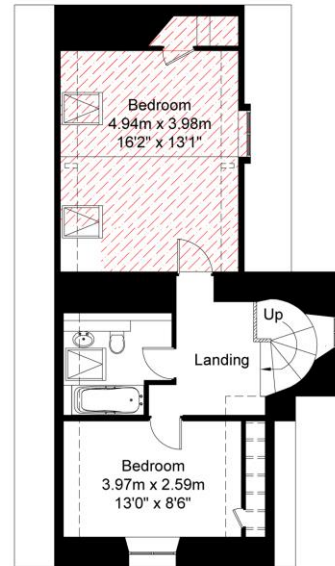


First Floor



Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation

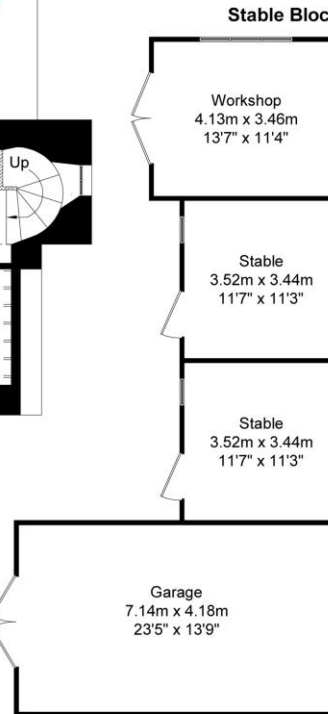


Second Floor

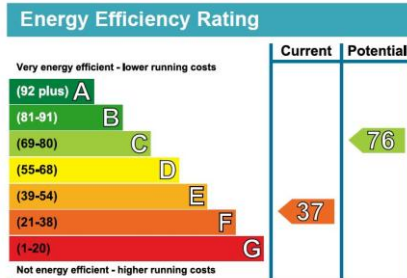
Gross Internal Floor Area Approx :-
House 164 sq metres / 1765 sq feet
Stable Block 69 sq metres / 743 sq feet

Total 233 sq metres / 2508 sq feet

= Reduced Headroom 1.5m / 5'
 = Flying Freehold



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