

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 2, Manor Cottages, Norton

Price Guide £450,000

A charming semi-detached cottage (1088 sq ft) in this sought after rural hamlet.

4 bedrooms, bathroom. Porch, hall, sitting room, study/snug, kitchen/breakfast room, utility and cloakroom. Driveway parking, west facing garden, useful outbuilding.

NO ONWARD CHAIN



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# 2 Manor Cottages, Norton

## The Property

This attractive semi-detached cottage dates from 1917 and is reputed to have been the gardener's cottage for the nearby Norton Manor Estate, and is indeed adjacent to the walled kitchen garden. It was extended in 1998 to the south side in keeping with the original natural stone mullion windows and leaded lights. It now provides comfortable family-sized accommodation arranged over two floors, with an outbuilding that could be converted to a home office, if required.

## The Accommodation

There is a canopy porch with the front door leading into a hall with staircase off. On the right is the study or snug, while opposite is the well proportioned sitting room with original parquet flooring and a brick-dressed fireplace with a log burning stove. A door leads off to the kitchen/breakfast room at the rear, with a good range of units and granite work surfaces. There is a utility room off with a Belfast sink and a cloakroom beyond. On the first floor there is a split-level landing with four bedrooms off, two with fitted wardrobes, and a family bathroom with power shower over the bath.

## Outside

The principal garden is at the front of the cottage and is of a decent size, enclosed by hedging and west facing. There is a pedestrian gate onto the path which leads to the lane by The Manor. At the rear there is access at all times and for all purposes, with or without vehicles, from Church Lane to the rear of the property. There are

twin gates to a parking area for two cars, and a useful outbuilding/store that could be converted to a home office, with power and light connected. Adjacent is a wood store.

## General

Mains water and electricity are connected. Drainage is to a shared septic tank. Superfast broadband is available. The oil fired boiler supplies central heating and hot water. Council Tax Band C - £1606.79 payable for 2020/21. EPC rating Band E - 53.

## Location

Norton is a quiet rural hamlet situated 4 miles south-west of Malmesbury and almost equidistant between the neighbouring villages of Hullavington and Sherston. The renowned Vine Tree public house is a short walk away and there are numerous cycling and dog walking routes close by. Junction 17 of the M4 provides easy access to London, Newbury and Swindon to the east, and Bath and Bristol to the west. Intercity train services are available at Chippenham and Kemble to Paddington.

## Directions to SN16 0JX

Leave Malmesbury on the B4040 heading west. Turn left onto Foxley Road and on reaching Foxley bear left to Norton. Continue past the Vine Tree, and at the T junction bear left and first right into Church Lane, signposted to the Church. After the pair of cottages on your right, bear right onto the drive which leads to the rear of the cottage.

