

ROSEWOOD COTTAGE.  
Slaughterford, Wiltshire.





# PREFACE.

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## Accommodation:

Dining room | Sitting room | Kitchen | Breakfast area | Utility | Snug  
Principal bedroom suite with adjoining bathroom | Three further  
bedrooms | Family bathroom

## Garden and Grounds:

Large front garden | Private off-road parking | Rear garden with terrace  
Vegetable patch

Approximately 0.32 acres

## For sale Freehold:

Approximate Total Floor Area: 190 sq m / 2,044 sq ft



## WHY WE LOVE ROSEWOOD COTTAGE.

‘There can few more beautiful spots than this small village, situated in the peaceful and rural landscape of north Wiltshire. Rosewood Cottage is a Grade II listed (almost) detached house overlooking St Nicholas’s parish church.’

A sizeable front garden means the house is well set back from the house and allows for several cars to park off the lane. The house is a charming stone-built cottage that almost certainly dates back to the 17th century.

The front door opens onto a large room used as a dining room with a splendid parquet floor and a wood burning stove to one end placed in a large inglenook style fireplace.

A small study is off to one end. The sitting room is a well-proportioned room, again with hardwood floor and working fireplace.

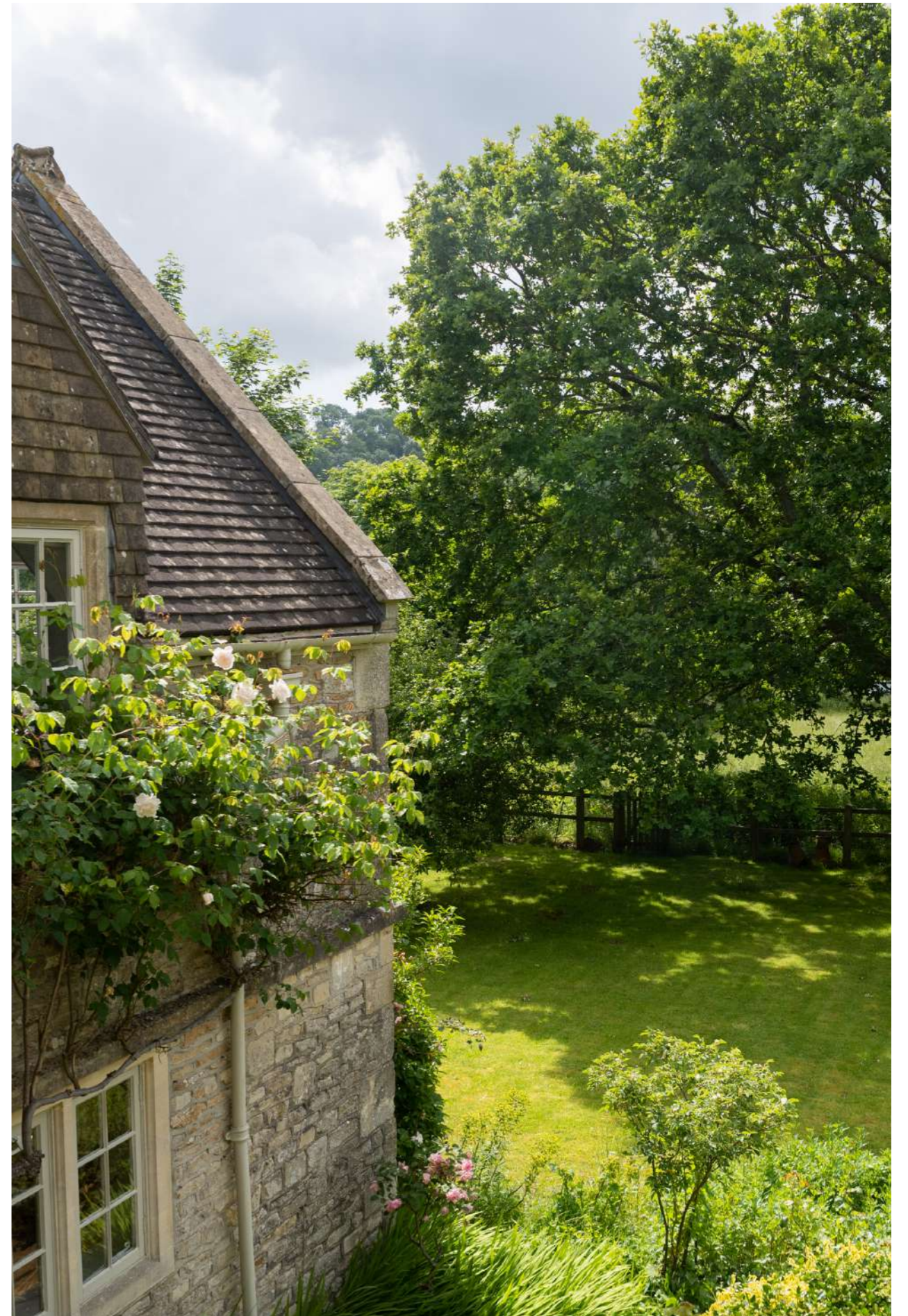
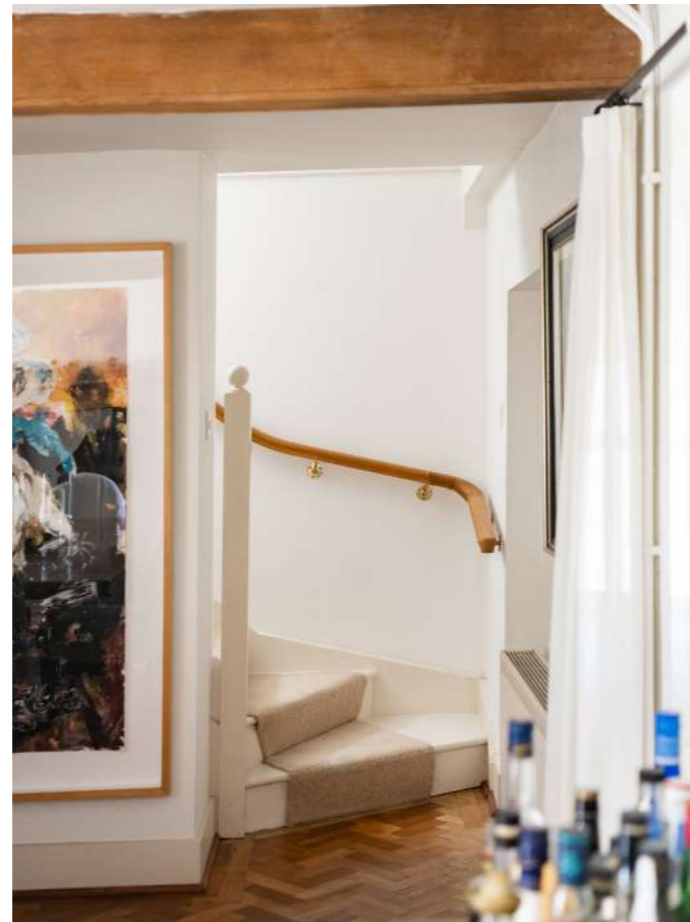
The country style kitchen has a central island, a window seat (one of our favourite features!) and beyond is a breakfast area and utility area.

There are four double bedrooms on the first floor with two bathrooms (one en suite).

The rear garden is accessed from a pair of French windows off the main reception areas and is a charming space with a terrace for outside dining and barbeques. The remaining garden is laid to lawn with borders and a small vegetable patch. The views beyond rise away to create a wonderful backdrop.

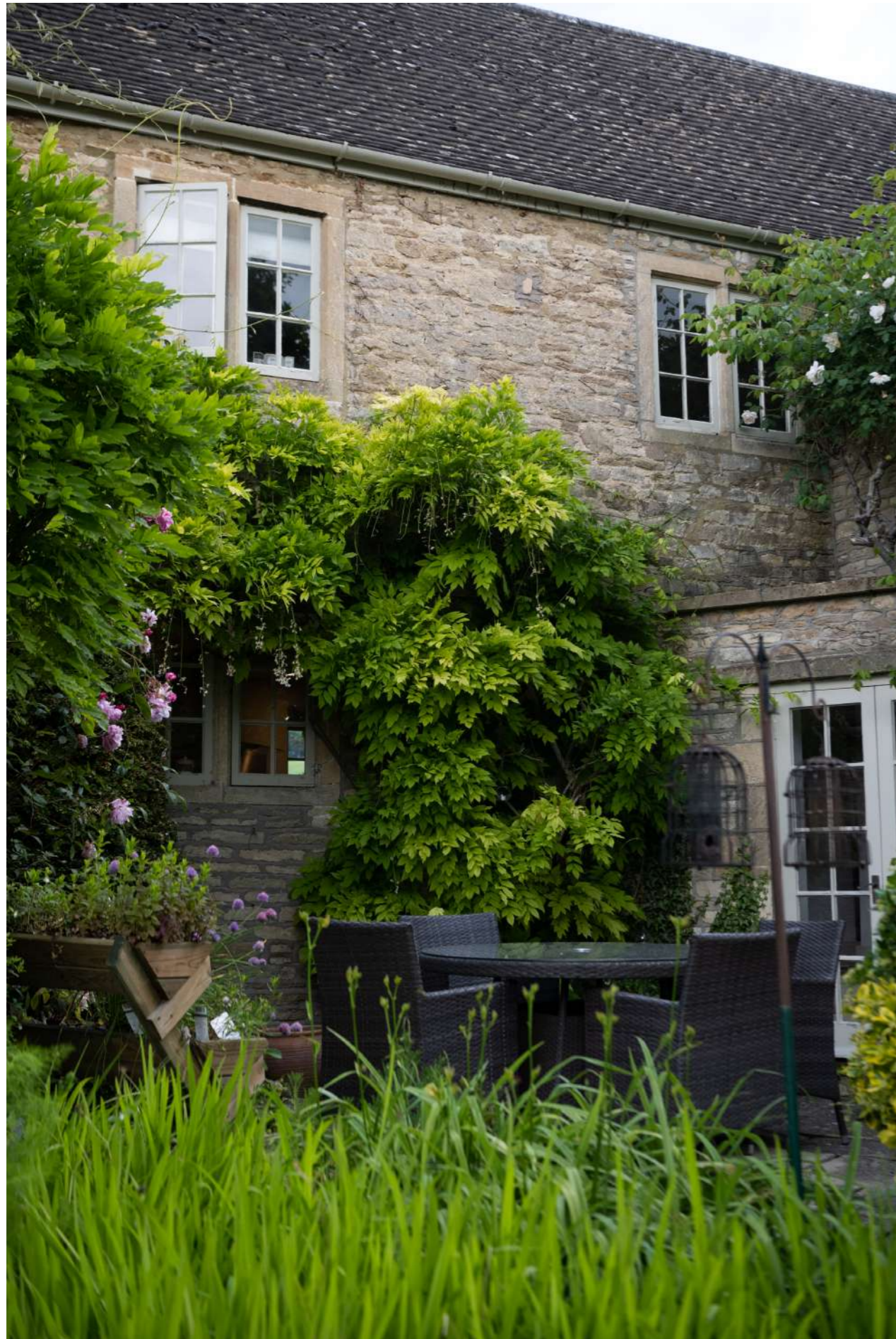














## CHAPTERS PAST.

The village was mentioned in the Domesday Book of 1086 where it was recorded as Escaforde. Throughout its history this small agricultural village has retained its farming roots. Today it is known for its picturesque setting, surrounded by beautiful countryside and walks. The humble little parish church occupies a slight crest in the landscape and is approached across a field. Its simple lines belie a history that includes a large amount of damage by Cromwell's troops in the Civil War. Following their departure the church was left in a ruinous state for over two centuries until 1823, when funds were finally raised to rebuild it.





## WELL CONNECTED

Despite its rural location Slaughterford could not be better placed for the conveniences of the Chippenham where there are regular half hour services to London Paddington (67 minutes), Bath, Bristol and Reading.

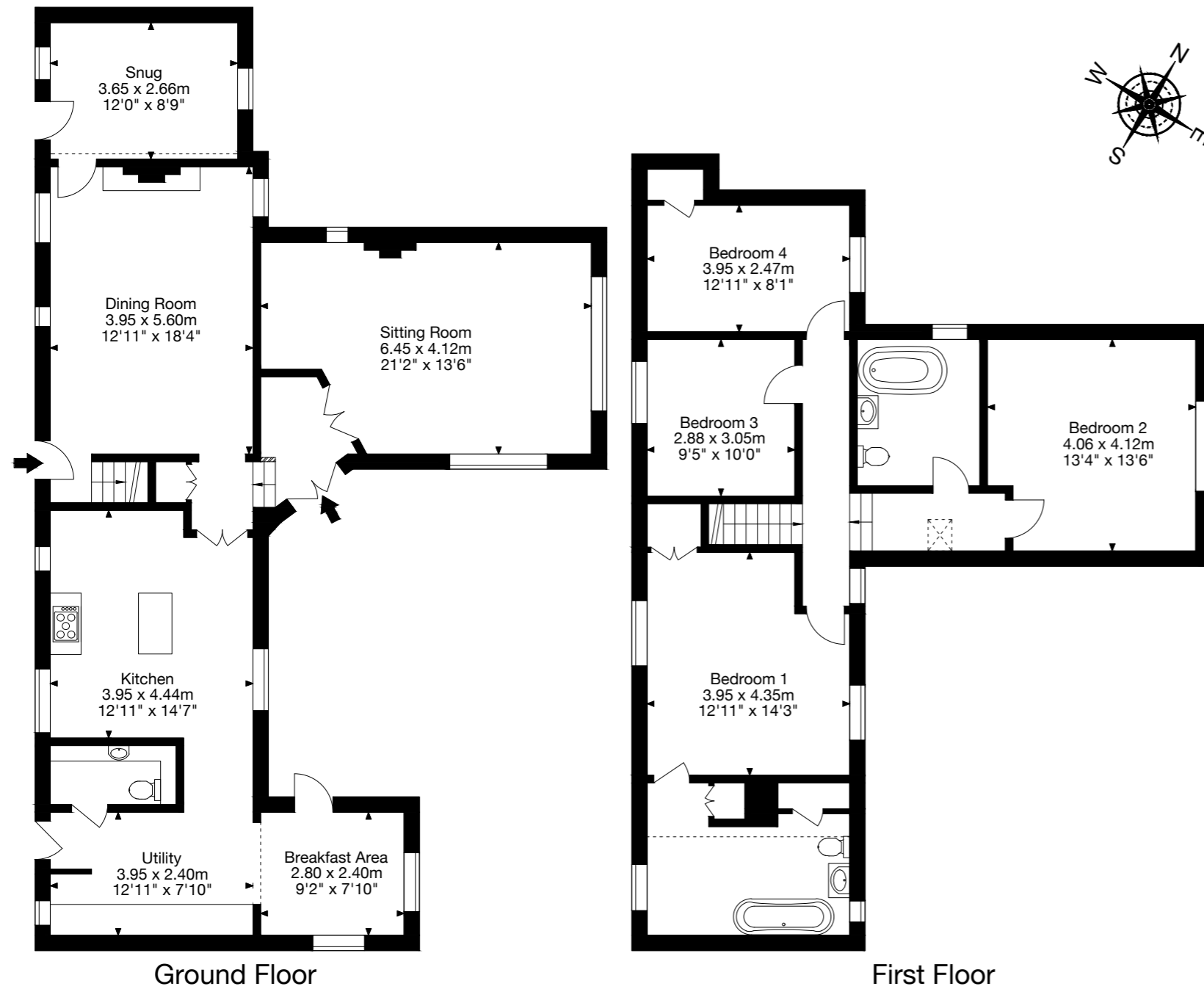
The M4 at junction 17 is 6 miles away and all the cultural delights of Bath only a mere 11miles away, where there is a thriving restaurant scene along with the Theatre Royal, Ustinov Theatre and cinemas.

## FANTASTIC SCHOOLS

Great Schools are also within easy reach, notably St Mary's Calne, Prior Park College, King Edward's School, The Royal High School, Monkton Combe and Kingswood.

Rosewood Cottage, Slaughterford,  
Chippenham, SN14 8RF

Gross Internal Area (Approx.)  
190 sq m / 2,044 sq ft



Services: Mains water, electricity and drainage. Oil fired central heating.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: Wiltshire Council. Tel: 0300 456 0100

Tenure: Freehold

EPC Band: F

Council Tax Band: G

Postcode: SN14 8RF

What3Words: ///cavalier.rainfall.ends

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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Photographs prepared in 2024.



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