

Myrtle Cottage

Lea, Malmesbury, Wiltshire





A charming four bedroom edge of village Cotswold stone cottage with garage and spacious garden.

Malmesbury 2 miles, Tetbury 5 miles, M4 (J17) 6 miles, Kemble 9 miles (London Paddington from 70 minutes),
Chippenham 11 miles (London Paddington from 70 minutes), Cirencester 11 miles
(Distances are approximate)



Subject to Probate

Summary of accommodation

Myrtle Cottage

Ground floor: Entrance hall | Dining room | Sitting room | Kitchen | WC | Sunroom

First floor: Three bedrooms | WC | Family bathroom

Second floor: Loft bedroom

Outside

Garden | Parking | Garage

Situation

Times and distances are approximate.



Malmesbury for everyday needs and doctors. Waitrose and Aldi stores too. Chippenham, Cirencester and Swindon easily accessible.



The Rose and Crown, in Lea. The Somerford Arms, Little Somerford. Restaurants, pizza, takeaways in Malmesbury.



Kemble - London Paddington from 70 mins. Chippenham Station for Bristol Temple Meads (from 25 mins and Paddington from 70 mins.)



M4 Jct 17 at Chippenham (8 miles).



Lea and Garsdon CE Primary School, Charlton Primary School, Malmesbury and Chippenham secondary schools.



Excellent walking and cycling on the extensive network of footpaths, roads and bridleways across the region.



Cheltenham, Newbury and Bath. Eventing, polo and hunting in the locality.



Bowood, Castle Coombe and Oaksey and Minchinhampton.



Cotswold Water Park.



Kemble airport.



Myrtle Cottage

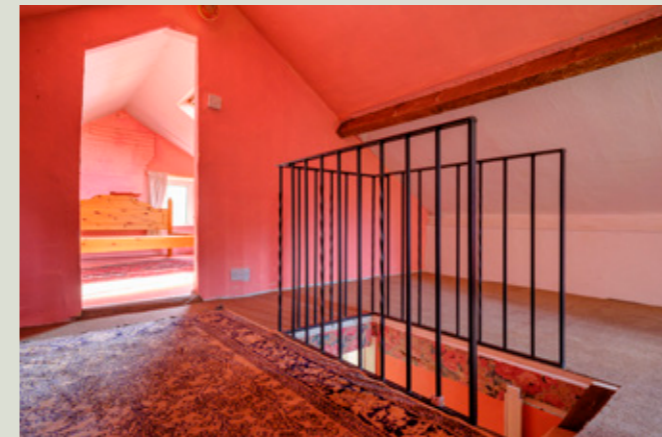
The property is believed to date back to the early 1800s. It had been a family home for over 90 years and now could benefit from updating.

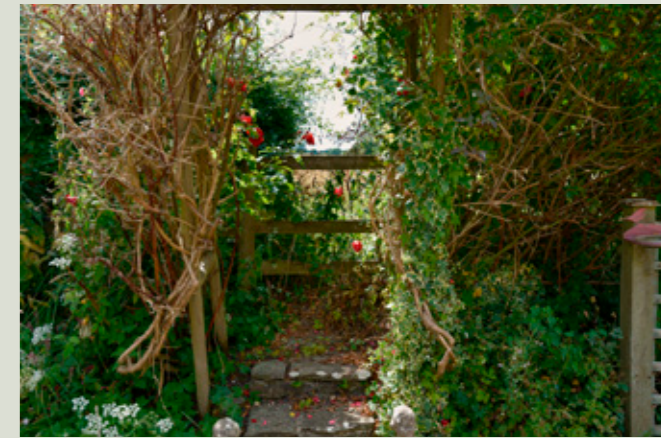
Entrance hall with study area, two reception rooms with kitchen, WC and to the rear, a sun room. On the first floor are three bedrooms, a family bathroom with bath and shower, and a separate WC. On the second floor, there is a fourth bedroom and landing.

Offering about 1.390 sq ft (129 sq m) in the house.
Garage 188 sq ft (17.5 sq m)

Development Potential

The property is not listed but is in a conservation area. Subject to the necessary consent, there is scope to extend the existing house. Some feel there is potential to add to the garage or build in the garden area north of the house. A development uplift will apply if consent is granted for a second freehold dwelling within 15 years of exchanging contracts.





Garden

Off-road parking is available between the garage and the house, with a terraced area to the rear that overlooks open countryside to the west. A spacious garden is on the side.

There is also a well on the terrace.

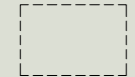
FLOOR PLAN

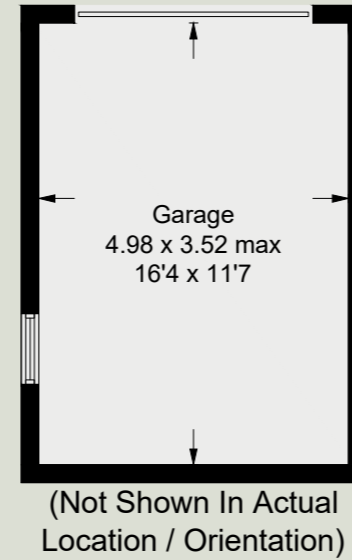
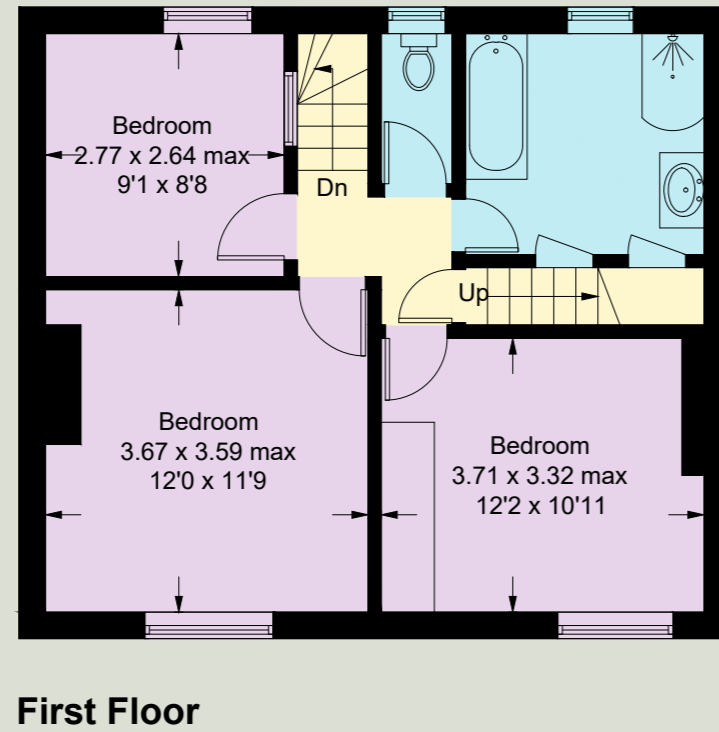
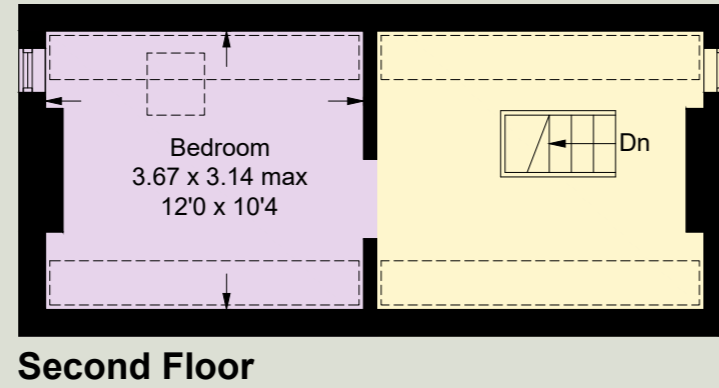
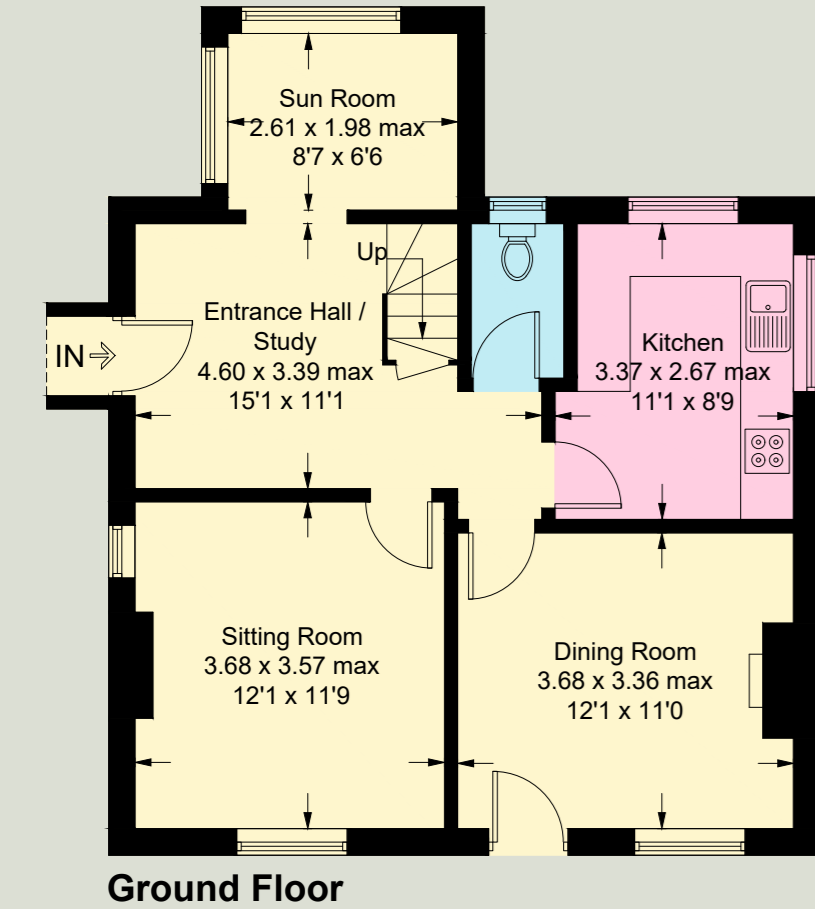
Approximate Gross Internal Floor Area

Main House: 129.1 sq m / 1,390 sq ft

Garage: 17.5 sq m / 188 sq ft

Total: 146.6 sq m / 1,578 sq ft

 = Reduced headroom below 1.5m / 5'0"



PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity and drainage. Fibre broadband is available. Oil fired hot water boiler and heating.

Tenure:

Freehold

Local Authority:

Wiltshire District Council

Council Tax Band:

G

Postcode:

SN16 9PF

What3words:

///spoiler.rashers.headlines

Guide Price

£695,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: July 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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