



GLEN COTTAGE

Pink Lane, Charlton, Malmesbury, Wiltshire



GLEN COTTAGE CHARLTON

A charming, light and bright four bedroom stone-built cottage with a detached one bedroom guest annexe, featuring a home office and private gardens, set in an unspoilt rural location.

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Local Authority: Wiltshire Council Council Tax band: G Tenure: Freehold

Services: Mains water and electricity. Oil-fired central heating and hot water. Private drainage. Fibre broadband available.

Directions: What3words: [///campfires.packages.cabinets](#)

Distances: Malmesbury 5 miles | Swindon train station 12 miles (London Paddington from 47 minutes and Cardiff Central from 54 minutes) | M4 (J16 and J17) 9 miles
Kemble train station 8 miles (Cheltenham from 48 minutes) | Tetbury 9 miles | Cirencester 11 miles. (All distances and times are approximate).

Offers in the region of: £1,150,000



SITUATION

This charming country home sits in a small hamlet, about two miles from the unspoilt north Wiltshire villages of Charlton and Garsdon. Nearby towns include Malmesbury (with Waitrose and Aldi), Cirencester, Tetbury, Bath, Cheltenham, Swindon and Bristol.

The area offers excellent schools such as Lea and Garsdon Primary, Malmesbury School (Secondary), Beaudesert Park, Pinewood, St Mary's, St Margaret's Calne and Westonbirt, along with convenient transport links via Swindon, Kemble and Chippenham stations, and the M4 (J16 and J17) and M5 motorways.

Local leisure options include golf, horse racing, polo, eventing, motor sports, the Cotswold Water Park and Premiership Rugby.



THE PROPERTY

Glen Cottage is a period cottage that has been extended and redeveloped to become a wonderful country home. The property is not listed.

The property has been well-maintained and is beautifully presented by the current owners, who are remaining in the area after 15 years of owning this charming country home with plenty of entertaining space inside and out.

An entrance hall leads to the formal reception room, spacious open plan kitchen, dining and family room, and a playroom/snug. To the side is a large boot room, WC and utility room ideal for country living. The principal bedroom is on the first floor with fitted wardrobes and an en suite bathroom. There are three further bedrooms and two more shower rooms, most with views over the private garden.

Across the gravelled parking area and lawn is a versatile annexe/studio with bedroom five/studio, a home office, a separate shower room, and a secure store. Ideal for guests and working from home.



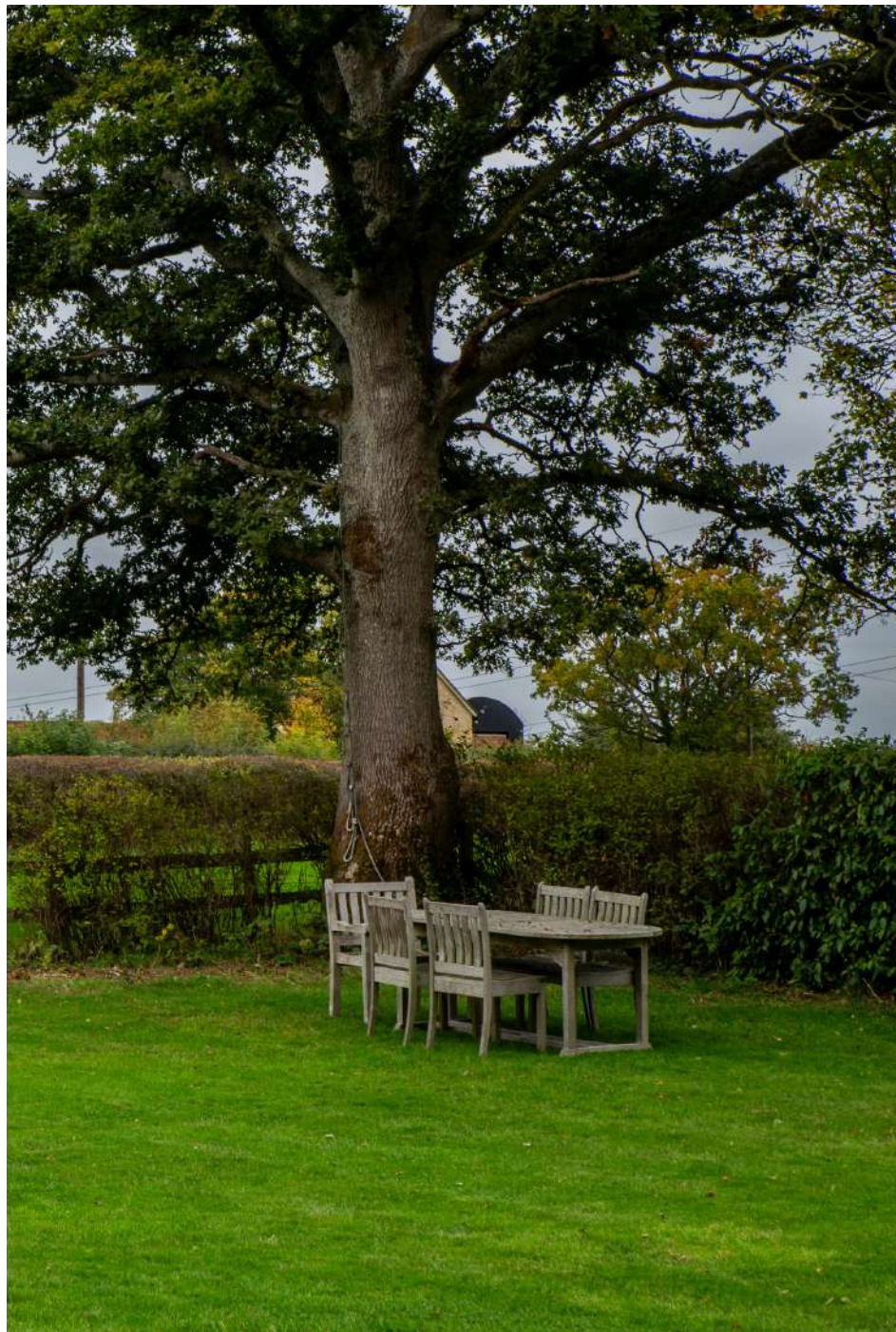


GARDENS AND GROUNDS

The five-bar gate leads to the drive, opening up to the spacious garden with a magnificent oak tree, expansive lawn, and areas for outside entertaining.

In addition to the annexe, there is a useful timber stable and store.

In all, about 0.5 acres



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Gross Internal Area (Approx.)
Main House = 262 sq m / 2,820 sq ft
Annexe = 43 sq m / 462 sq ft
Stables = 24 sq m / 258 sq ft
Total Area = 329 sq m / 3,540 sq ft



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