



📍 Keyberry Cottage Goatacre, Calne, Wiltshire, SN11 9JA

🔗 Offers In Excess Of £350,000

Keyberry Cottage is a wonderful two / three bedroom semi-detached thatched cottage, thought to date back to the late 18th / early 19th century, offering a lovely blend of charming character and much-improved modern accommodation, superbly positioned in the popular village of Goatacre.

- Semi-Detached Cottage (Not Listed)
- Two / Three Bedrooms
- Extended Accommodation
- Much-Improved Throughout
- Sitting Room with Beautiful Fireplace
- Separate Study / Downstairs Bedroom
- Beautifully Landscaped Gardens
- Bordering Fields to the Rear & Views of Fields to the Front
- Air Source Heat Pump
- Popular Village Position

🏡 Freehold

🏠 EPC Rating E



Keyberry Cottage is a most attractive double-fronted two / three bedroom semi-detached cottage, superbly positioned within the popular village of Goatacre. The property offers extended accommodation, with a lovely blend of character and modern accommodation, and has been significantly improved by the current owners.

The accommodation is arranged over two levels, and briefly comprises; sitting room with wood burner, stylish kitchen / diner with french doors to rear patio area, study / downstairs bedroom, family bathroom, and two double bedrooms.

Externally the property benefits from a great sized, and beautifully maintained, landscaped rear garden, with lawned and multiple seating areas, including one with a lovely pizza oven, and a range of floral borders and beds. The garden borders on to agricultural fields, and give a superb feeling of rural life.

Further benefits include new air source heat pump (2024), & cavity wall insulation (2024). Thatch due to be replaced May 2025.

Situation

Goatacre is a small historic village with a large cricket heart having won through to the village finals twice at Lords and is centred around a fully licensed village hall and cricket grounds. Local shops, post office and vet are in Lyneham approximate 1 mile away. The village is situated some 9 miles south west of Swindon, which has a mainline train station to London (Paddington). Motorway access is at Junctions 16 & 17 of the M4 motorway, providing easy access to London and Bristol.

Property Information

Council Tax Band; D

Freehold

Mains Electricity, Water & Drainage.

Air Source Heat Pump

EPC Rating; E



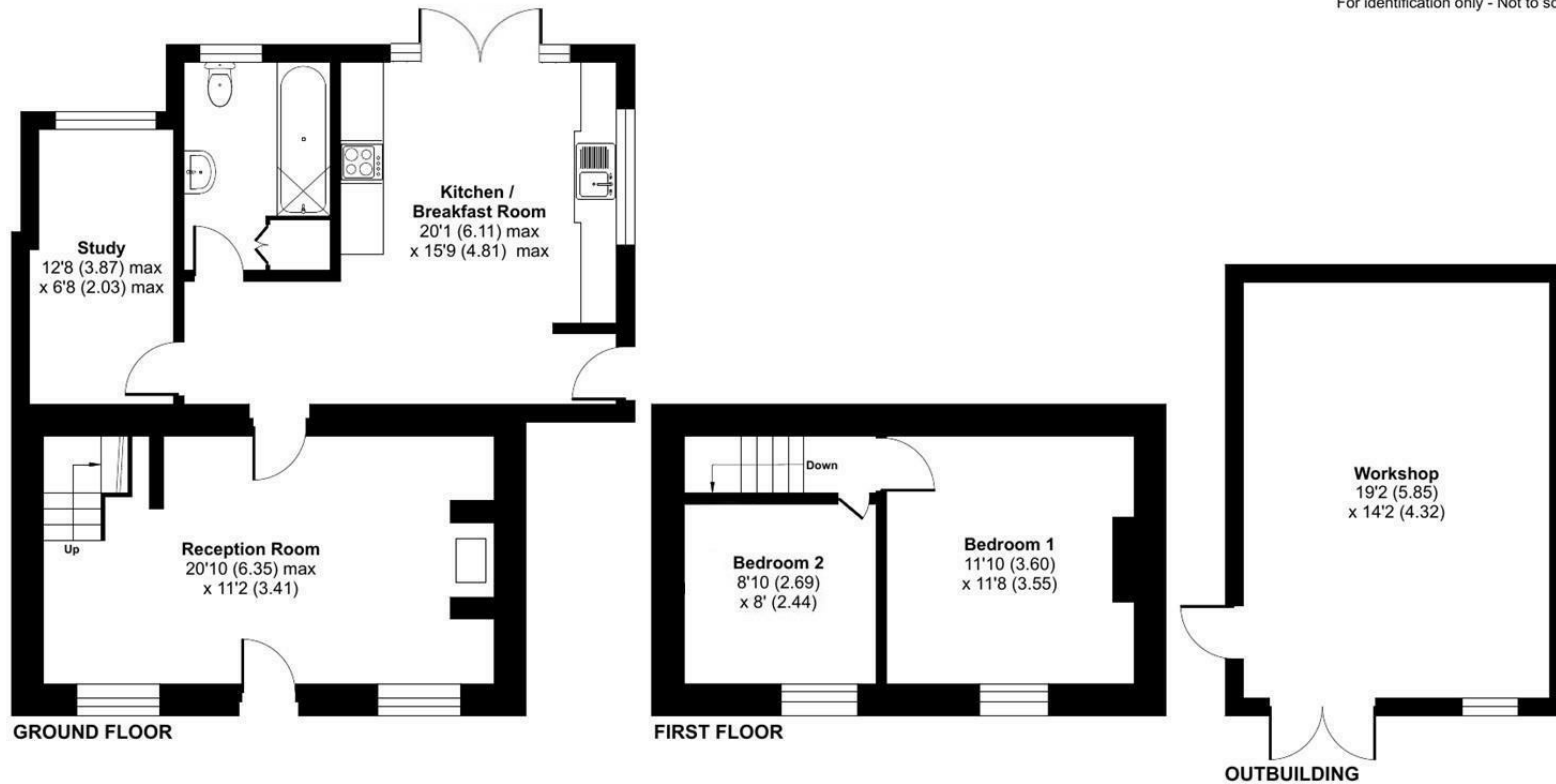
Keyberry Cottage, Goatacre, Calne, SN11

Approximate Area = 913 sq ft / 84.8 sq m

Outbuilding = 272 sq ft / 25.2 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1273231

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.