



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

💷 £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 (Newly Thatched June 25)
- 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



Newly thatched June 2025. 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).

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



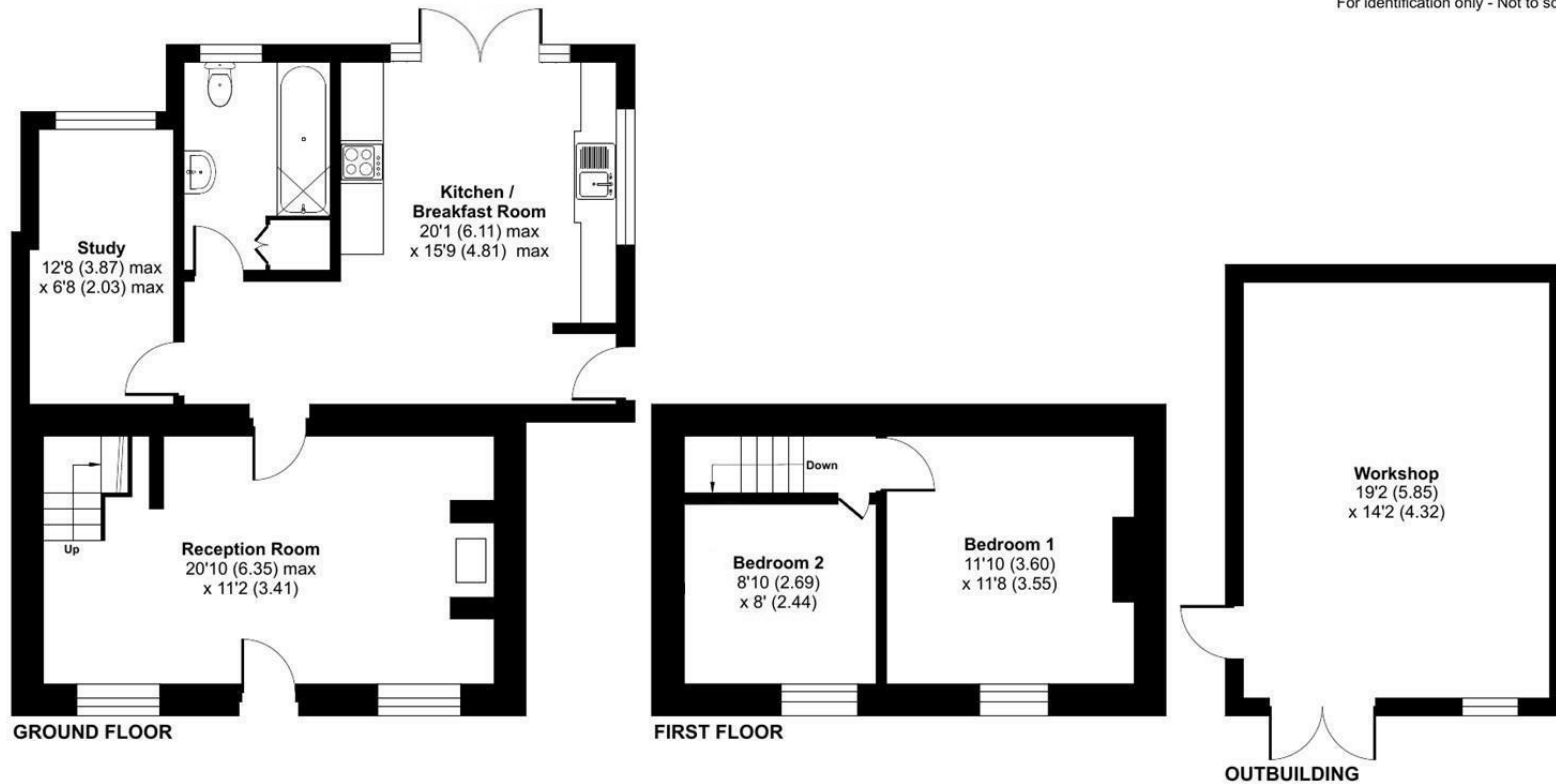
Keyberry Cottage, Goatacre, Calne, SN11

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

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