



📍 Rose Cottage, 13 Upper Seagry, Wiltshire, SN15 5EX

🏠 Guide Price £715,000

A magnificent country cottage located in an idyllic semi rural setting, restored and extended to an outstanding standard.

- Beautifully Presented Village Home
- Recent Two Storey Extension- Interior 1800 Sq Ft
- Retains Character With Modern Refinements
- Tranquil Setting + Uninterrupted Rural Views
- Magnificent Open Plan Kitchen/Breakfast Room
- Master Bedroom+ En Suite Shower Room
- Three Further Bedrooms + Family Bathroom
- Driveway, Garage & Outbuildings
- Delightful Village Setting Amid Large Established Gardens
- Excellent Energy Efficiency With Air Source Heat Pump, Solar Panels + Battery Storage

🏡 Freehold

🌱 EPC Rating B



A magnificent period cottage with origins dating back to 1840, painstakingly restored and refurbished to an exceptionally high standard, providing spacious and comfortable accommodation arranged over two floors. The current owner has undertaken a thoughtfully designed two storey extension and has taken care to improve the energy performance of the cottage with an air source heat pump and solar panels. On the ground floor the accommodation flows around an impressive hallway with a turned staircase leading to the first floor, a charming sitting room with wood burning stove and dining room/study, both rooms featuring oak flooring. The hallway leads into a stunning triple aspect kitchen/breakfast room fitted with wall and base units, complemented by a range of integrated appliances and marble work surfaces. There is a useful utility/boot room, cloakroom, boiler room and underfloor heating through the ground floor. The first floor boasts an impressive triple aspect master bedroom suite with a shower room, walk in wardrobe and uninterrupted views to the rear over open countryside. There are three further double bedrooms, a family bathroom and oak flooring throughout. Externally the cottage stands on a generous plot with a broad frontage with stunning views from the rear over a paddock. The delightful gardens extend to three sides with a number of useful outbuildings. A driveway to the front approaches a detached single garage.

SITUATION

The property stands in the heart of this picturesque village with outstanding views to the front over the village and to the rear over a paddock. Seagry is a charming village split into Lower and Upper Seagry and situated in the south Cotswolds and this rural community is a delightful mix of villages houses, ancient farms and beautiful open countryside. In addition to the Church, public house and primary school, the village is well provided for with a village hall. More comprehensive amenities can be found in the nearby towns of Chippenham (5 miles) to the south or Malmesbury (4 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops including a Waitrose, award winning schools and leisure facilities. Early tributaries of the River Avon pass around the town, and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, whilst the Junction 17 of the M4 is only three miles south. Trains from Chippenham (5 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour 15 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

Mains water, drainage, electricity and Air Source Central Heating with 16 additional solar panels and battery storage.

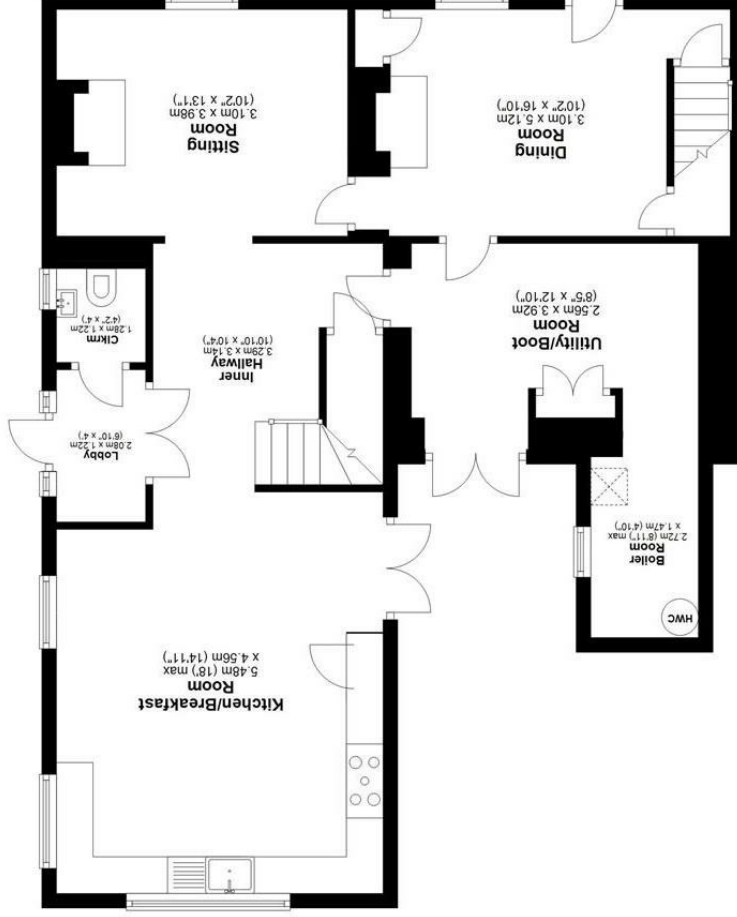


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Total area: approx. 167.1 sq. metres (1798.7 sq. feet)



Approx. 82.3 sq. metres (885.8 sq. feet)



Approx. 84.8 sq. metres (912.8 sq. feet)