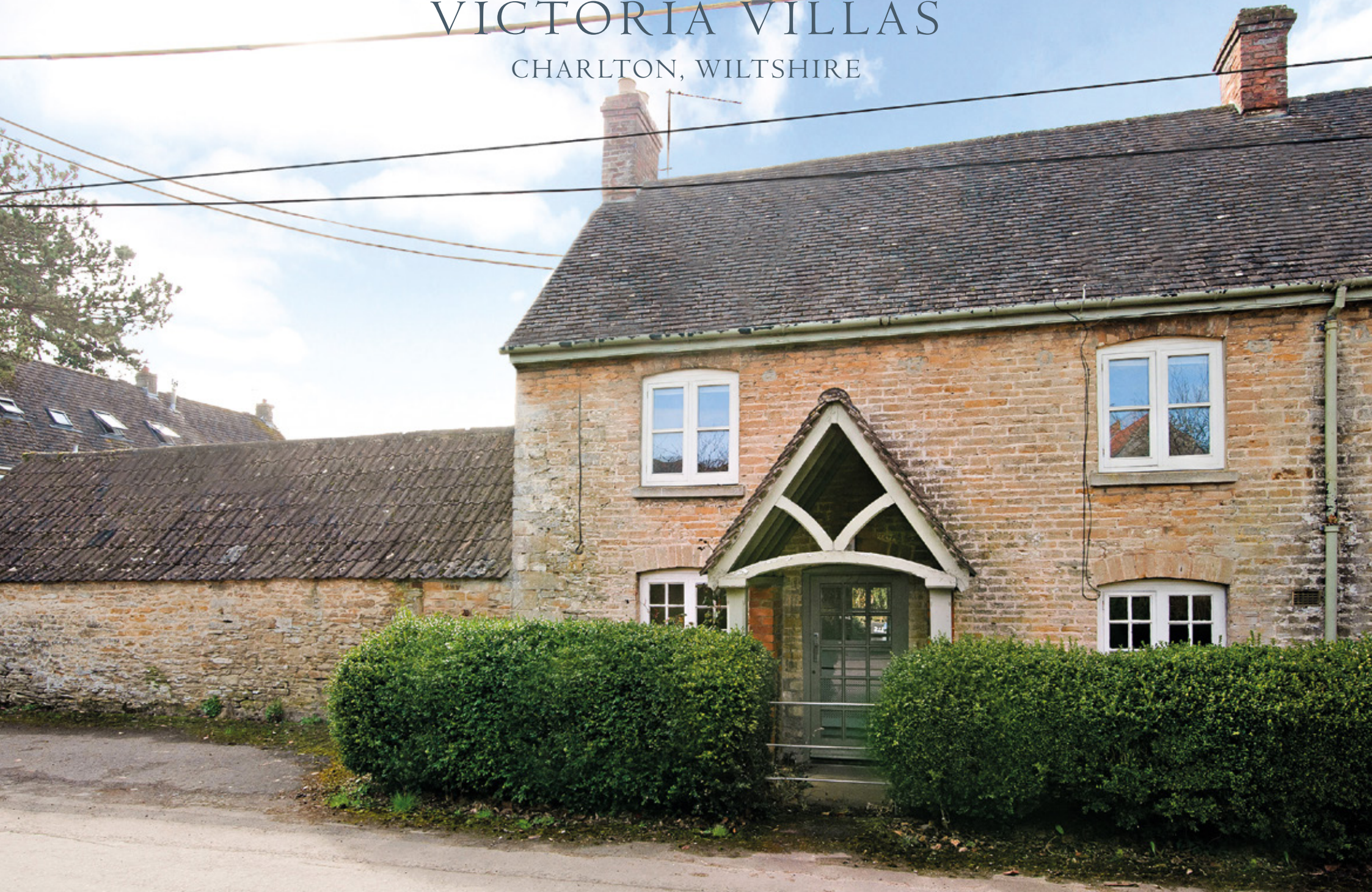


# VICTORIA VILLAS

CHARLTON, WILTSHIRE



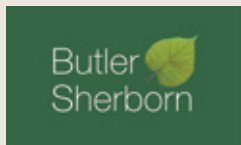
Malmesbury 3 miles, Tetbury 6 miles, Cirencester  
9 miles, Bath 27 miles, Cheltenham 27 miles.  
Kemble Station 5 miles (London - Paddington from  
69 minutes) M4 (J17) 7 miles  
(All times & distances approximate)

A PERIOD THREE BEDROOM  
SEMI-DETACHED COTTAGE  
WITH PLANNING  
PERMISSION GRANTED,  
SITUATED IN THE  
DESIRABLE VILLAGE OF  
CHARLTON.

Ground Floor: Entrance Hall • Sitting Room • Kitchen/  
Breakfast Room • Study/Snug • Store Room • Rear Lobby  
Boot/Boiler Room

First Floor: Three Bedrooms • Family Bathroom

Outside: South Facing Garden • Attached Store  
Attached Workshop/Barn



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## DESCRIPTION

Victoria Villas is a charming stone built period cottage located in the centre of the popular village of Charlton. Planning permission has been granted to extend the sitting room, create an additional downstairs bedroom and bathroom, and to remove the rear outbuilding to create a spacious and open south facing garden. It offers a wonderful opportunity to improve this lovely village home while retaining much of its original charm and character.



## ACCOMMODATION

### Ground Floor

The front porch opens into the hall which leads to the sitting room with open fireplace. The kitchen/breakfast room is accessed through the sitting room with an external door leading to the garden. Beyond the sitting room is a cosy snug/study with a connected store room. From the snug is a lobby with two external doors opening to the courtyard and garden. The boot room is positioned off the lobby and offers ample storage.

### First Floor

Stairs rise from the entrance hall to the first floor landing where there are three bedrooms and a family bathroom. There is mezzanine level with a skylight and access to the loft which is reached via the third bedroom.

## OUTSIDE

The cottage is enclosed with estate fencing and a low hedge to the front. The garden to the rear is mainly laid to lawn and bound by mature hedging, stone walls and fencing. The separate courtyard has access to the lobby and a gate which leads to the front of the property. Beyond is a side garden with a vegetable patch which offers access to the two stone outbuildings.

## PLANNING

Wiltshire council has granted full planning permission for 'New single storey extension, and new gable roof extension to the rear of the property. Works to also include new and replacement windows, and new roof lights. Amendment to roof line.'

Ref: PL/2022/08324. Date 31 January 2023

A copy of the consents and plans may be seen at the Cirencester office of Butler Sherborn. Alternatively, all documents can be viewed online at <https://www.wiltshire.gov.uk/>





## SITUATION & AMENITIES

Victoria Villas is situated on Park Street in this attractive village which backs onto Charlton Park, the seat of the Earls of Suffolk and Berkshire. Charlton is an unspoilt mainly period village with a parish church, the popular Horse & Groom pub and a large village hall with a cricket club, playing field and children's playground. There are several popular pubs in the area, including at nearby Crudwell and Oaksey.

Further amenities will be found in Malmesbury. Centred around the 12th century abbey, it has a thriving high street with a range of shops including Waitrose, an array of independent retailers, and a weekly farmers & artisan market. Facilities include an outstanding secondary school, leisure centre and doctors' surgery. Tetbury is within 6 miles and the historic Roman town of

Cirencester is within 9 miles for more comprehensive amenities. The larger centres of Bath and Cheltenham are both within 27 miles.

Communications are first class. There is a fast and regular train service to London Paddington from Kemble station taking just over an hour and easy access to junctions 15 and 17 of the M4.

## COVENANT

There is a covenant included in the transfer whereby future consent is required from the Charlton Park Estate for major alterations or additions to the property. This will not be unreasonably withheld.

## SERVICES

Mains electricity, water (stopcock located in the rear garden) and drainage. Oil fired central heating (the oil tank is located in the garden and the boiler is currently located in the boot room on the ground floor). Super-fast Gigaclear broadband is available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER T 01249 706444 W [wiltshire.gov.uk](http://wiltshire.gov.uk)

Council Tax: Band E

## VIEWINGS

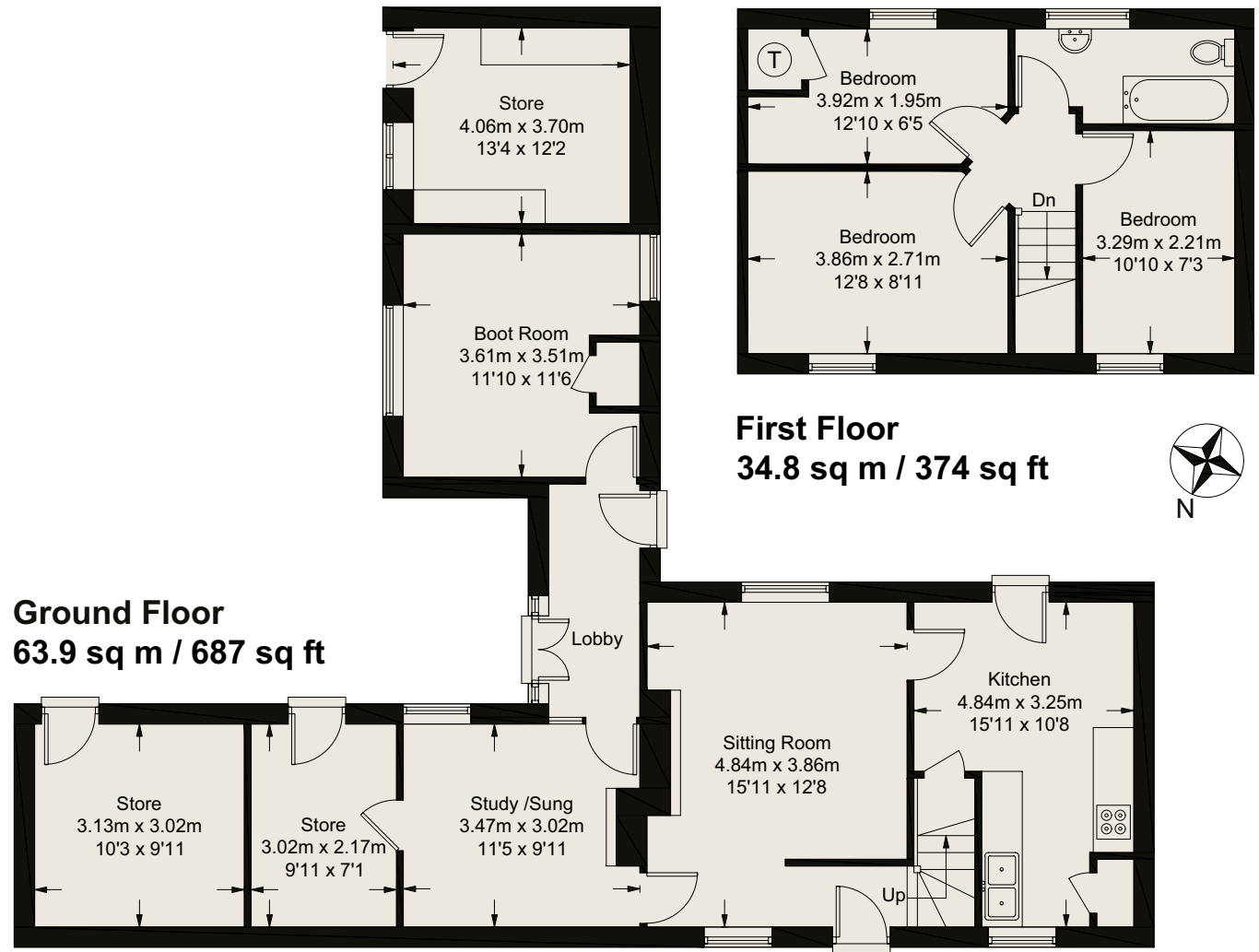
Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE SN16 9DF)

Leave Cirencester on the A433 and take the turning towards Kemble and Malmesbury. Continue on the A429 passing through the village of Crudwell and after approximately one mile take the left-hand turning to Charlton. Follow this road into the village and at the T junction turn right onto Park Street. Victoria Villa (No 27) will be found on the left-hand side.

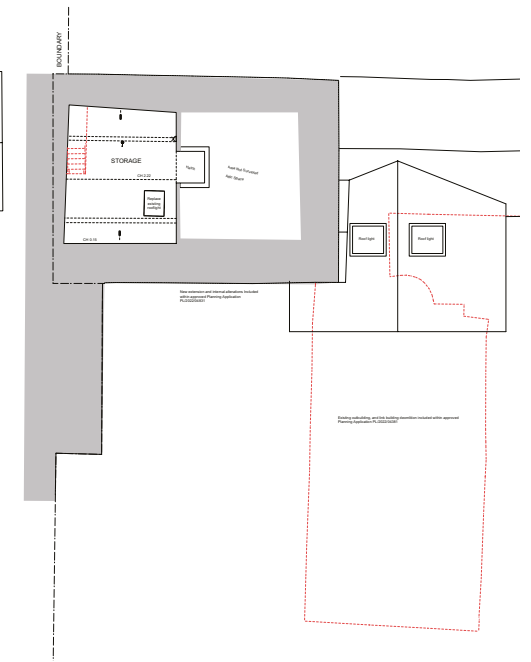
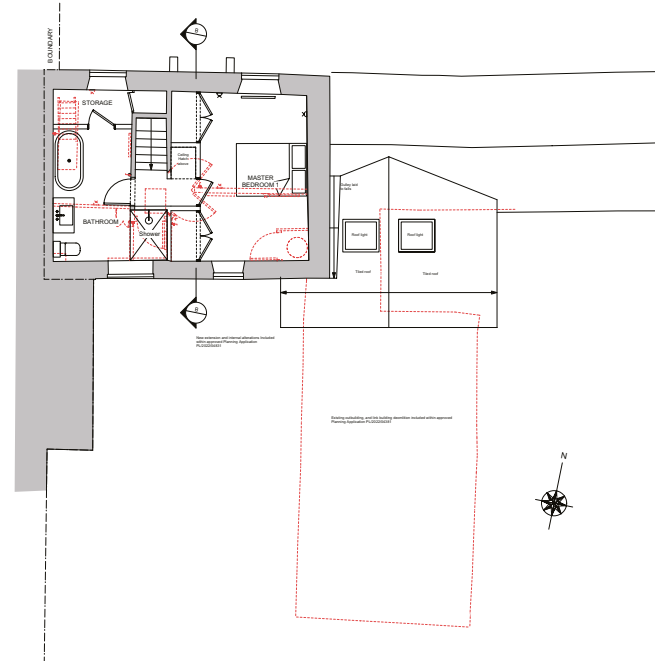
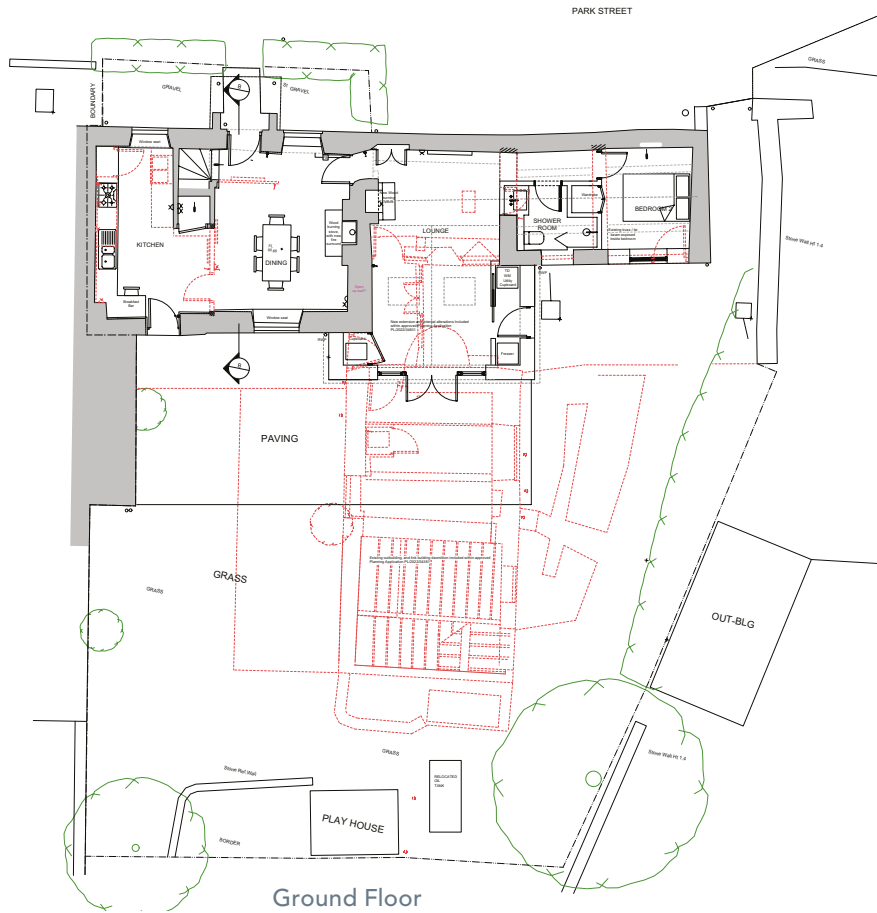
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## EXISTING FLOOR PLAN



Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID943818)



## PROPOSED FLOOR PLAN

**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: March 2023. Particulars written: April 2023. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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