



3 CHURCH COTTAGES  
OAKSEY, WILTSHIRE

Cirencester 7 miles, Malmesbury 7 miles,  
Tetbury 7 miles, Swindon 17 miles,  
Kemble Station 3 miles (London Paddington from  
69 minutes) (All times & distances approximate)

A CHARMING COTSWOLD  
STONE COTTAGE WITH A  
PRETTY FRONT AND SIDE  
GARDEN SITUATED IN THE  
HEART OF THE VILLAGE.

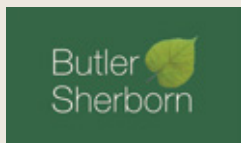
Ground Floor: Sitting Room • Kitchen

First Floor: Double Bedroom • Bathroom

Second Floor: Bedroom/ Study

Outside: Front and Side Garden

For Sale Freehold



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## DESCRIPTION

A two bedroom chocolate box cottage which forms the end of a terrace and is located in the centre of the village opposite the church. The front door opens to the light kitchen which is partially vaulted and has fitted units as well as space for appliances. The adjacent sitting room is dual aspect with an exposed stone fireplace which houses a wood burner. There is a useful storage cupboard under the stairs. Winder stairs rise to the first floor landing. The main double bedroom, with fitted wardrobes, has a view of the garden and church beyond. The bathroom comprises of a bath with overhead shower. A further set of winder stairs rise to the second floor bedroom/study which is vaulted with exposed beams.

## OUTSIDE

The front of the house is approached through the cottage garden which extends to the side and is predominately laid to lawn with generously planted borders as well as a small gravelled seating area. To the side of the cottage is a useful storage area. 3 Church Cottages has a shed, which adjoins the neighbours shed.

## SITUATION & AMENITIES

Oaksey is a delightful village set amidst gently undulating countryside. It retains its essential village character and boasts services including an excellent village shop/post office, pub/restaurant, a popular primary school and a 9-hole golf course. A wider range of shopping is available in the nearby market towns of Cirencester, Tetbury and Malmesbury.

## SERVICES

Mains water, drainage and electricity. Gas central heating from bottled LPG located behind the house in the neighbours garden. Fibre 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.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## RIGHTS OF WAY

There is a communal right of access path for all three cottages along the outer edge of the property, at the apex of which is the storage sheds for both 2 and 3 Church Cottages

## LOCAL AUTHORITY

Wiltshire Council

Council Tax: Band A

## VIEWINGS

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

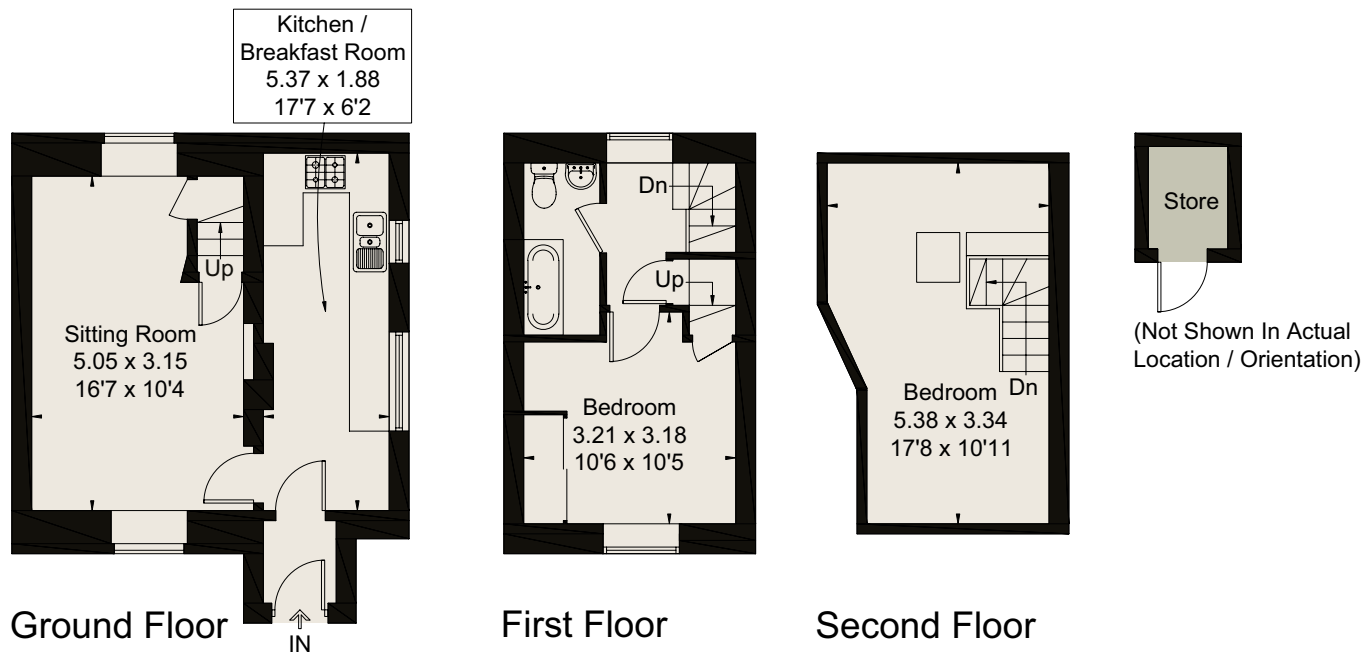
## DIRECTIONS (POSTCODE SN16 9TQ)

From Cirencester follow the Tetbury Road turning left onto the A429 signposted Malmesbury. After four miles turn left signposted Somerford Keynes and Oaksey and continue on this road. Upon entering Oaksey continue onto The Street and 3 Church Cottages can be found on the lefthand side opposite the church. **What3words:** ///otter.serve.chugging





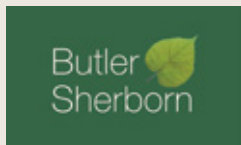
Approximate Floor Area = 63.6 sq m / 684 sq ft  
 Store = 1.9 sq m / 20 sq ft  
 Total = 65.5 sq m / 704 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68171

**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: April and May 2024. Particulars written: May 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			111
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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