



A two-story stone cottage with a tiled roof, white doors, and windows, surrounded by lush greenery and a garden. The house has a traditional appearance with a chimney and a small porch area. The garden is well-maintained with various plants and a wooden fence.

# 4 CHURCH LANE COTTAGES

RODBOURNE, MALMESBURY, WILTSHIRE



Malmesbury 3 miles, Cirencester 8 miles, Tetbury 9 miles, Chippenham Station 8 miles (London Paddington 69 minutes), M4 (Junction 17) 4 miles (All distances and times are approximate)

## A pretty three bedroom period cottage tucked away on the edge of a quiet village

**Ground Floor:** Sitting Room • Kitchen/Dining Room  
Bathroom • Utility Room

**First Floor:** Three Bedrooms

**Outside:** Large Garden • Garage / Outbuilding

**Butler  
Sherborn**

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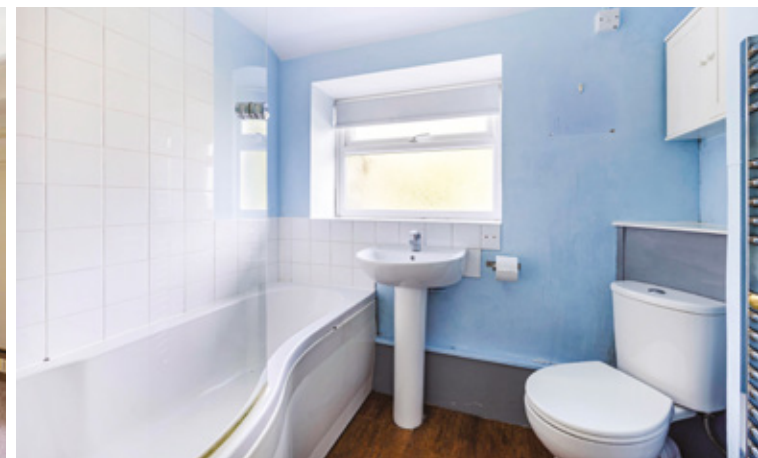
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## DESCRIPTION

Church Lane is a small no-through road on the edge of the village which ends just past No.4 to become a footpath. No.4 comprises an attractive period cottage, being the end of a terrace of four similar houses, and is built of Cotswold stone under a Cotswold stone roof. The property is not Listed and offers great scope to alter or extend as required, as has happened to another of the cottages in the terrace. The garden is a good size and includes a substantial garage outbuilding. There is plenty of parking space.

## SITUATION & AMENITIES

Rodbourne is a quiet North Wiltshire village lying just to the south of Malmesbury. This ancient market town has a good range of shops and services, including large supermarkets and independent shops. Other local towns include Chippenham, Tetbury and Cirencester. Alternatively, nearby Great Somerford is a thriving village with a shop, pub and primary school.

Communications are good, being about 4 miles from Junction 17 of the M4. Rail services to Paddington from either Kemble or Chippenham, both taking around 70 minutes. Plenty of local school choices and Malmesbury (secondary) School is particularly well regarded. A wide range of local sports including various golf courses and water sports at the Cotswold Water Park.

## SERVICES

Mains water and electricity. Private shared Klargestor (the owner is responsible for a ¼ of the annual service fee and electrical cost). Oil central heating. Broadband 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).

## TENURE

Freehold with vacant possession



## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings 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.

## LOCAL AUTHORITY

Wiltshire Council

## COUNCIL TAX

Band C





## EPC

Band E

## VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office:  
T: 01285 883740  
E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (SN16 0FJ)

From Malmesbury take the A429 south. After about a mile turn right for Rodbourne. Continue into the village and turn right into Church Lane, immediately before the Church. No.4 will be found at the end on the right.

**what3words:** ///aboard.paler.spit

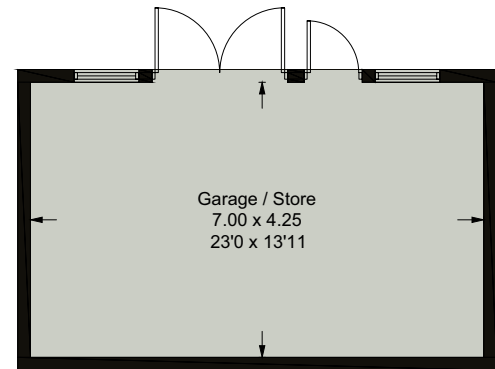
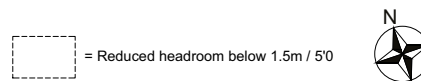
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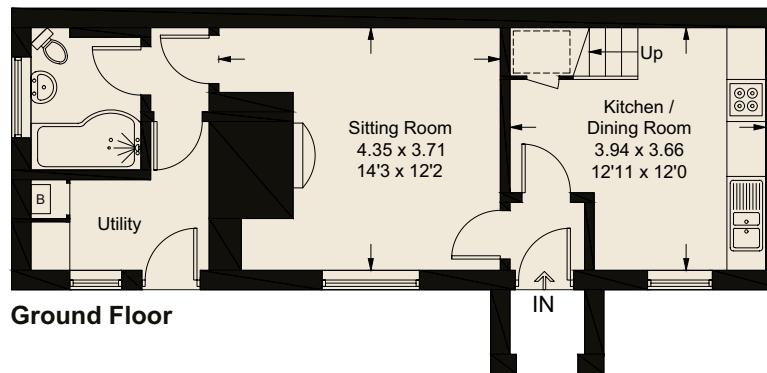
## 4 Church Lane Cottages

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft  
Garage / Store = 29.9 sq m / 322 sq ft  
Total = 103.1 sq m / 1110 sq ft

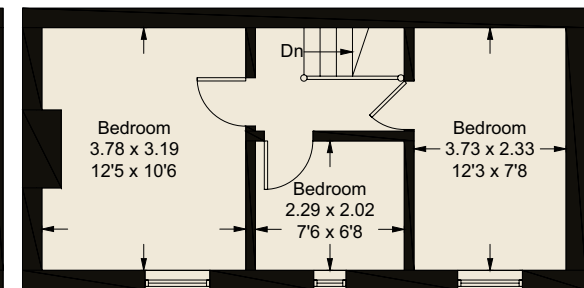
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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