

hunter
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1 & 2 Sunset Hill Cottages, Brokenborough, Malmesbury, Wiltshire, SN16 0HU

A unique opportunity to purchase a pair of stone cottages with great scope and an array of potential development scenarios, subject to the relevant permissions. Offered to the market with no onward chain.

1 & 2 Sunset Hill Cottages are a pair of semi-detached, double fronted stone cottages situated very conveniently between the market towns of Malmesbury and Tetbury, on the outskirts of Brokenborough village and surrounded by idyllic Cotswold countryside. The properties both require a level of refurbishment and, subject to the relevant permissions, offer a purchaser the opportunity to even connect the properties to create one larger country home. At present both cottages have independent driveways and respective gardens, as well as various outhouses. Additional land to extend the garden is available, subject to negotiation.

1 Sunset Hill Cottages currently offers three-bedrooms with two reception rooms, a downstairs bathroom and kitchen with a rear lobby to the driveway.

2 Sunset Hill Cottages currently has two bedrooms and a first-floor bathroom, plus two reception rooms, a kitchen and cloakroom with utility area. Combined, both properties span to an approximate area of 1520sq.ft.

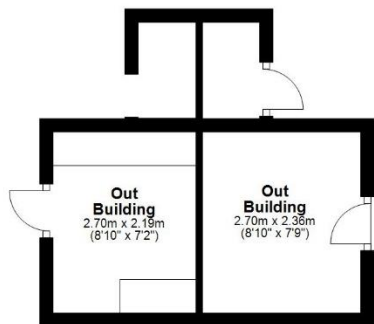
We are advised both properties are connected to mains gas, electricity and water. The drainage is currently via septic tank that services both cottages.

The properties are Freehold.

Guide Price £650,000







Ground Floor

Main area: approx. 78.6 sq. metres (845.9 sq. feet)
Plus outbuildings, approx. 15.5 sq. metres (166.9 sq. feet)

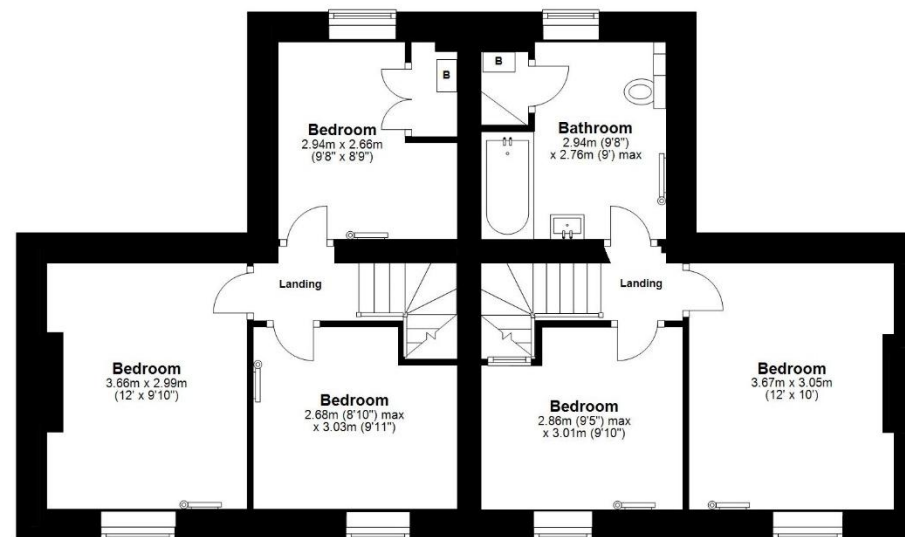
Main area: Approx. 141.3 sq. metres (1520.9 sq. feet)

Plus outbuildings, approx. 15.5 sq. metres (166.9 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

