

hunter
french



2 Sunset Hill Cottages, Brokenborough, Malmesbury, Wiltshire, SN16 0HU

A unique opportunity to purchase a stone cottage with great scope and potential, subject to the relevant permissions. Offered to the market for no chain.

2 Sunset Hill Cottages is the left hand of a pair of matching double fronted 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 property requires a level of refurbishment and, subject to the relevant permissions, offer a purchaser the opportunity to enlarge and update throughout.

The accommodation currently has two bedrooms and a first-floor bathroom, plus two reception rooms, a kitchen and cloakroom with utility area.

Externally a driveway runs along the side of the cottage into a gravel parking area. There is a lawn garden beyond this, bordering farmland, and an outbuilding sits to the far corner of the plot.

We are advised the property is connected to mains gas, electricity and water. The drainage is current via septic tank that services this and the adjoining cottage. The properties is freehold.

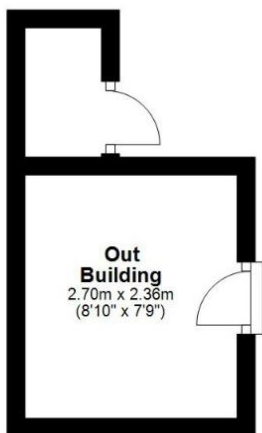
EPC Rating - E(50).

The adjoining cottage is also for sale and would be available to be sold as one lot should a purchaser be interested. Please enquire for more pricing information.

Guide Price £325,000

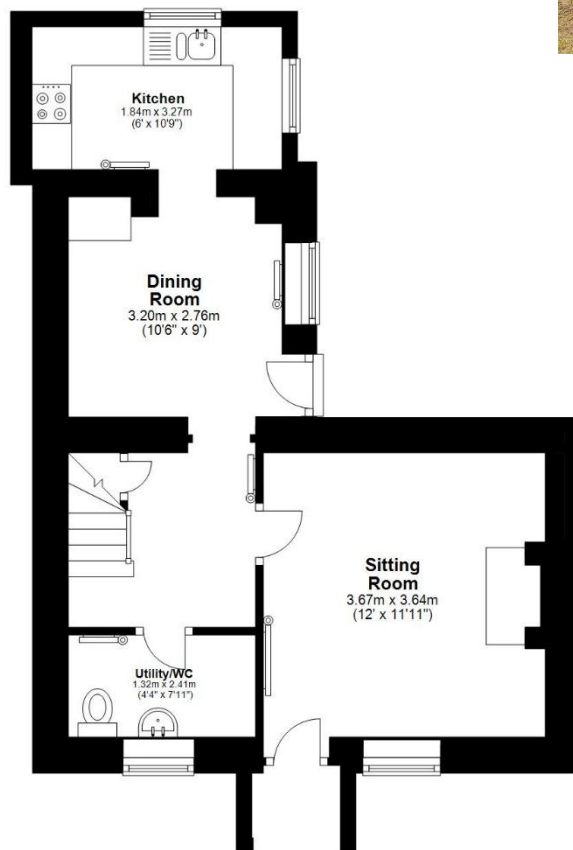






Ground Floor

Main area: approx. 38.7 sq. metres (416.4 sq. feet)
Plus outbuildings, approx. 7.8 sq. metres (83.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Main area: Approx. 70.3 sq. metres (756.5 sq. feet)

Plus outbuildings, approx. 7.8 sq. metres (83.5 sq. feet)

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