

Honey Lane Cottage

Honey Lane, Norton, SN16 0JP



**BRUTON
KNOWLES**



- Detached cottage in a rural location
- Surrounded by open countryside

For Sale | Code 3454

brutonknowles.co.uk

Honey Lane Cottage, Honey Lane, Norton, SN16 0JP

Guide Price £400,000 Freehold



Introduction

A rare opportunity to acquire a detached cottage in a rural location surrounded by open countryside set in a plot of approximately 0.26 acre.

Malmesbury 2.7 miles, Tetbury 5.0 miles, Cirencester 13.5 miles, Chippenham 7.5 and M4 J17 3.8 miles.



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Location

Honey Lane Cottage is located down a single track rural lane with no close neighbours and views over open countryside to the front and rear just outside Norton. The property is well located with Malmesbury town centre lying 2.7 miles to the north east, Tetbury just 5 miles north and M4 J17 3.8 miles south. The village of Sherston is only 2.5 miles away with a village shop, 2 pubs, café, doctors and primary school.

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire.

Today, the High Street has numerous independent shops, pubs and restaurants including a Waitrose and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Description

Honey Lane Cottage is a two bedroom detached cottage of rendered brick construction under a tile roof with white uPVC double glazing and oil fired central heating.

On the ground floor there is an entrance porch to a reception hall, large sitting/dining room with fireplace and a kitchen with fitted units. Upstairs there are two double bedrooms and a family bathroom.

Outside the Cottage benefits from an off road parking area with space for several cars, gardens that surround the property mainly laid to lawn surrounded by mature hedges and extending in all to approximately 0.26 acre.

Accommodation (Approx. GIA)

	Sq ft	Sq m
Approximate Internal Floor area	77	828
Total (GIA Approx)	77	828

Council Tax

Honey Lane Cottage is in council tax band C.

Tenure

Freehold with vacant possession.

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for their own legal and professional fees.

Rights of way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasieasements and wayleaves and all other like rights, weather mentioned in these particulars or not.

Overage clause

There is no overage clause being proposed as part of the sale.

Services

The cottage is on mains water and electric with a private septic tank.

Method of Sale

The property is For Sale by way of Private treaty.

Ben Compton at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email: ben.compton@brutonknowles.co.uk

Viewing

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents. The viewings will commence on the 12th May.

EPC

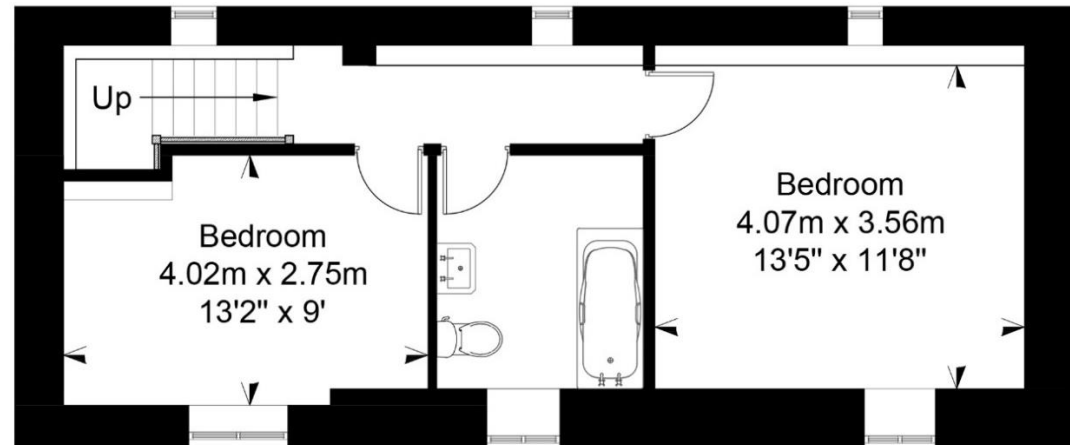
Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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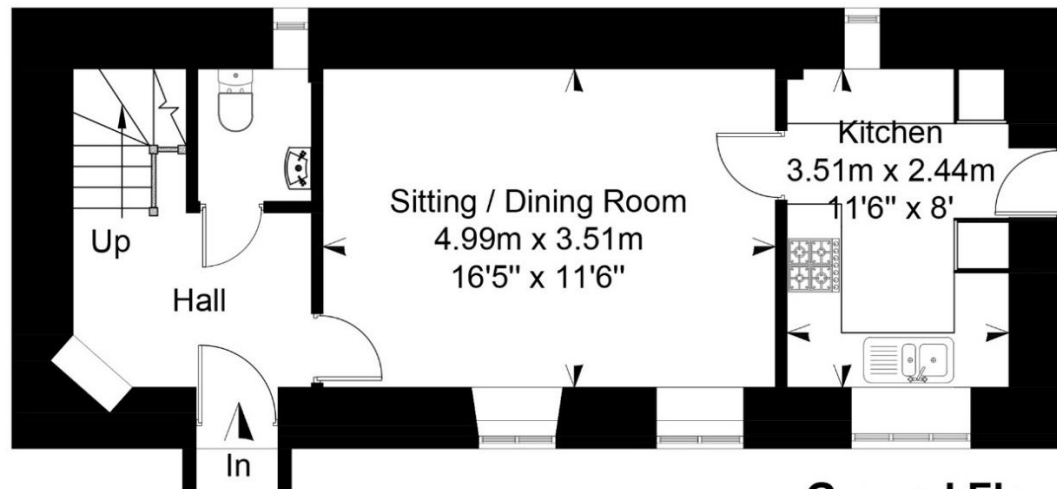
Guide Price £400,000 Freehold



Approximate IPMS2 Floor Area
House 77 sq metres / 828 sq feet



First Floor



Ground Floor

Simply Plans Ltd © 2025
07890 327 241
Job No SP3723

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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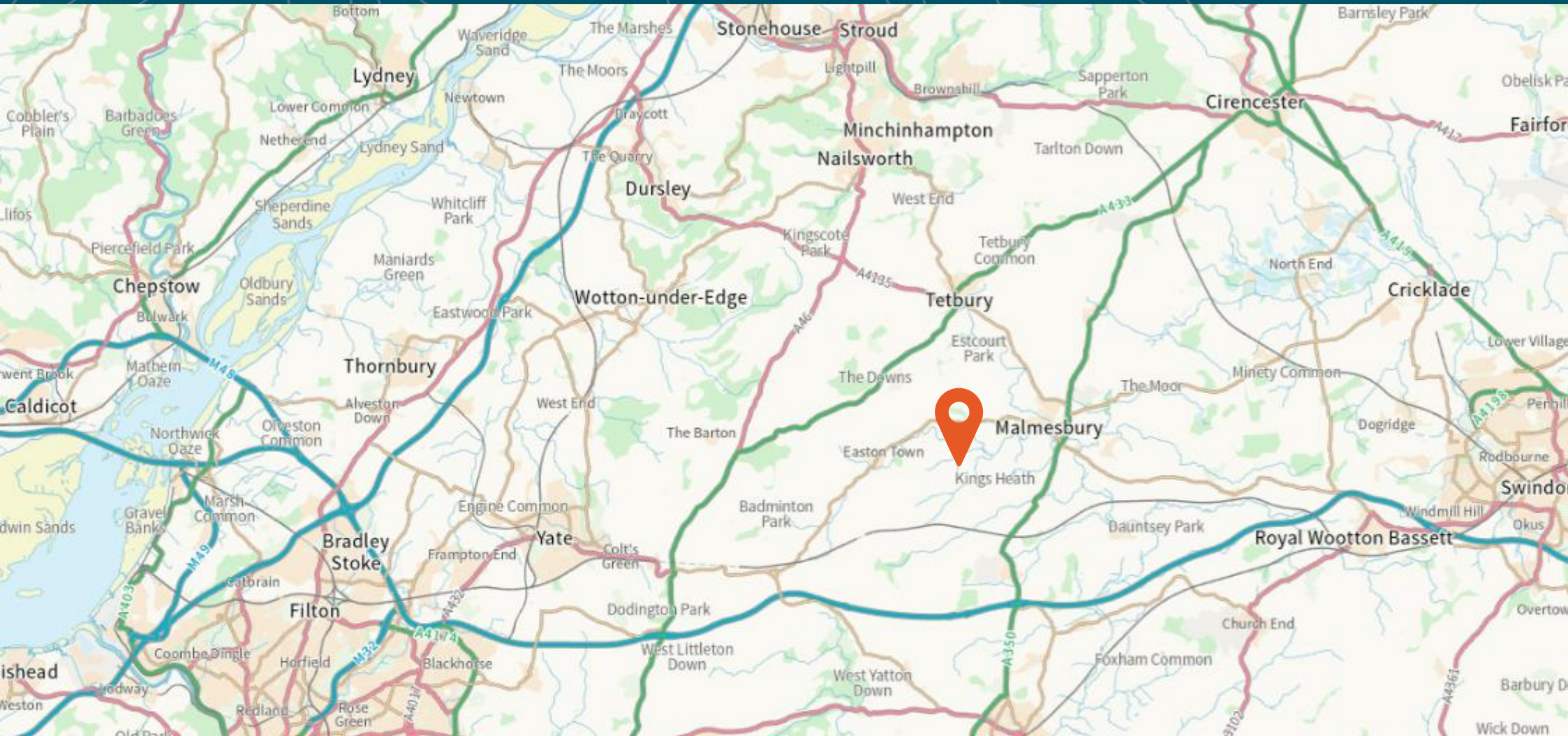


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