



Dyrham Cottage, 1 Lower Street, Dyrham, Chippenham, Wiltshire, SN14 8EU

Semi-detached period cottage
Large plot of c.0.31 acres
3 double bedrooms, 2 bathrooms
Self-contained 1 bedroom annexe

Kitchen/dining room
Drawing room with fireplace
Character features throughout

Unspoilt Cotswold village
20 minutes from Bath

Surrounded by outstanding countryside and
parkland



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £895,000

Approximately 2,134 sq.ft including annexe

‘This characterful semi-detached period cottage with self-contained annexe is peacefully positioned in this picturesque area of the Cotswolds just 20 minutes outside of Bath’

The Property

Dyrham Cottage is a wonderful semi-detached period cottage occupying a generous 0.31 acre plot within the peaceful village of Dyrham. Dating back to the 1800s, the cottage is filled with charming character and is accompanied by an excellent self-contained annexe. Positioned next to the magnificent National Trust property Dyrham Park, the cottage has the excellent advantage of free access into the 270 acres of parkland. Whilst enjoying this superb country setting, the property is equally well positioned for the commuter with the centres of Bath and Bristol accessible within 30 minutes.

The accommodation has been well-maintained and reaches around 1,700 sq.ft. across two floors. The ground floor configuration includes a large front drawing room with a fireplace. An inner hallway provides a study area and a WC off. The open plan kitchen/dining room has French doors out to the side terrace and the kitchen is fitted with a range of units and integrated oven and hob. From the kitchen there is a utility room leading out to the rear conservatory which is a delightful room overlooking the mature garden. On the first floor,

there are three double bedrooms. The principal bedroom has fitted wardrobes and en-suite shower room, while the family bathroom is located off the landing with a separate shower and bath.

The annexe, known as The Garden Room, is entirely self-contained complete with a secluded garden area. The annexe offers around 440 sq.ft. comprising an open plan kitchen/living room on the ground floor, and a bedroom and bathroom on the first. The annexe can facilitate a range of needs and is currently let on a residential basis.

The property has plenty of private parking accessed by a driveway at the rear entered through electric double gates. There is a garage and carport adjoining the annexe. The garden is principally arranged at the rear enjoying a good degree of privacy screened by mature trees and backing onto paddocks. There is a seating terrace off the conservatory and a lovely covered external dining area beside a summerhouse.

Situation

Dyrham is a very pretty unspoilt village adjoining the National Trust owned Dyrham Park, a



spectacular 17th Century stately home and 270 acres of parkland. The village is surrounded by beautiful rolling Cotswold countryside and is situated on the historic Cotswold Way, a national trail spanning some 100 miles from Chipping Campden to the centre of Bath. Located 2 miles down a quiet country lane is the neighbouring village of Doynton which has the popular Cross House pub. The larger villages of Marshfield, Pucklechurch and Wick are both within a 10 minute drive and offer a further range of amenities. Whilst offering the delight of a peaceful countryside location, the property is perfectly situated for the commuter with the cultural town of Bath accessible in 20 minutes and Bristol city under 30 minutes, both with mainline train stations. Junction 18 of the M4 is just a short 5 minute drive from the property providing road networks to London, Bristol, Swindon, the M5 and Wales. With Dyrham Park on the doorstep, which residents of the village enjoy free access to, there is plenty of activities available in the area including horseracing at Bath and a choice of golf courses such as the award winning Castle Combe course.

Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. South Gloucestershire Council Tax Band E.

Directions

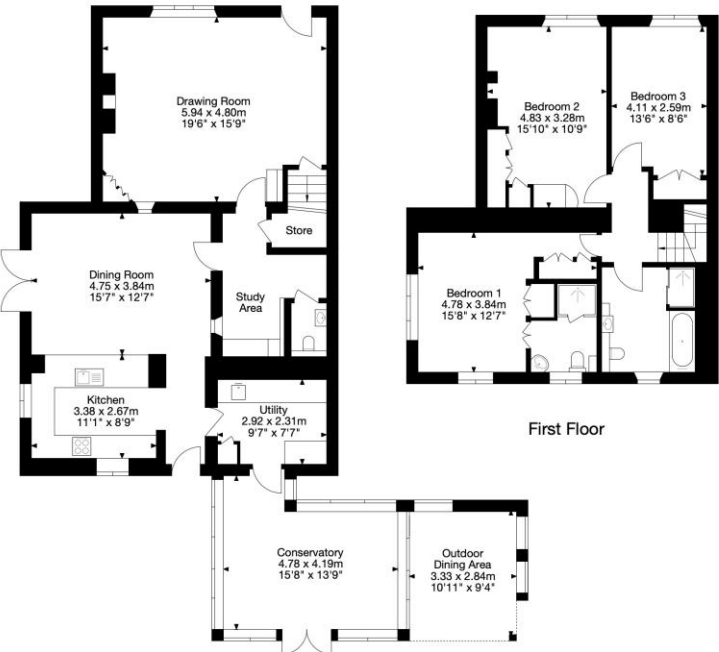
From junction 18 of the M4, head south along the A46 towards Bath. Pass the entrance to Dyrham Park and take the next right hand turn towards Dyrham village. Follow the lane down the hill to the village and at the triangle, turn right to locate the property directly in front. The driveway entrance is located up the lane on the left hand side.

Postcode SN14 8EU

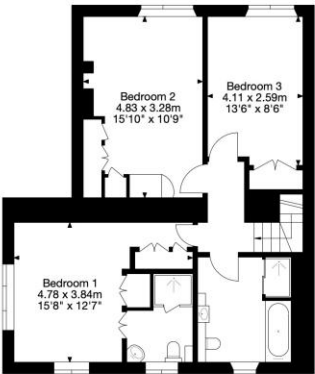
What3words: ///strutted.ambitions.asked



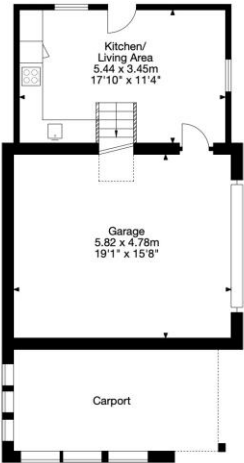
Dyrham Cottage, 1 Lower Street, Dyrham, Wiltshire SN14 8EU
 Main House = 157 sq m / 1,695 sq ft
 Garage = 28 sq m / 300 sq ft
 Annexe = 40 sq m / 439 sq ft
 Outbuilding = 11 sq m / 118 sq ft
 Total Area = 236 sq m / 2,552 sq ft



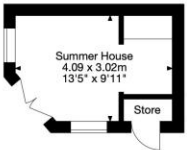
Ground Floor
Main House



First Floor



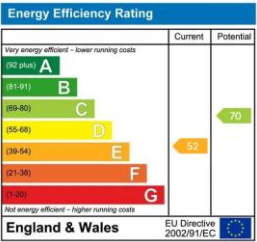
Ground Floor
Garage / Annexe



Outbuilding



First Floor



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)
 The Barn, Swan Barton, Sherston SN16 0LJ
 01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)
 121 Park Lane, Mayfair W1k 7AG
 0207 0791 577