



Canal Cottage, Shrivenham Road, South Marston, SN3 4RT

**Guide Price: £370,000**

**richard james**

Village & Country Homes





## Canal Cottage

South Marston

Freehold | EPC Rating - D



Situated on the outskirts of South Marston, between Shrivenham and Swindon, you'll find this historic two/three bedroom cottage, offering a wealth of character features throughout.

Sitting on almost 0.25 acres, this charming property offers a multitude of gardens; including a large lawn with summer house, vegetable patch, potting area, and wrap-around courtyard with flower beds and a wildlife pond.

The ground floor accommodation comprises of; entrance porch, hall/dining area, solid wooden country-style kitchen, lounge with feature fireplace, rear lobby and store room.

While the first floor accommodation comprises of; hallway with storage, bedroom one leading to the dressing area/bedroom three, bedroom two, and the family bathroom.

There is ample outside storage with an assortment of outbuildings and storage sheds on offer, in addition to the single garage with up-and-over door. Gravelled driveway parking for multiple vehicles and the ability to increase this should you wish make this a very versatile place, which could work very well for someone looking to run a business from home.

There is Gas Central Heating and uPVC double glazing throughout. Please note, this property is on a Septic Tank.

Council Tax Band: D  
Local Authority: Swindon Borough Council





South Marston is a conveniently located village on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4. Train links are also available approximately four miles away from Swindon to all major stations.













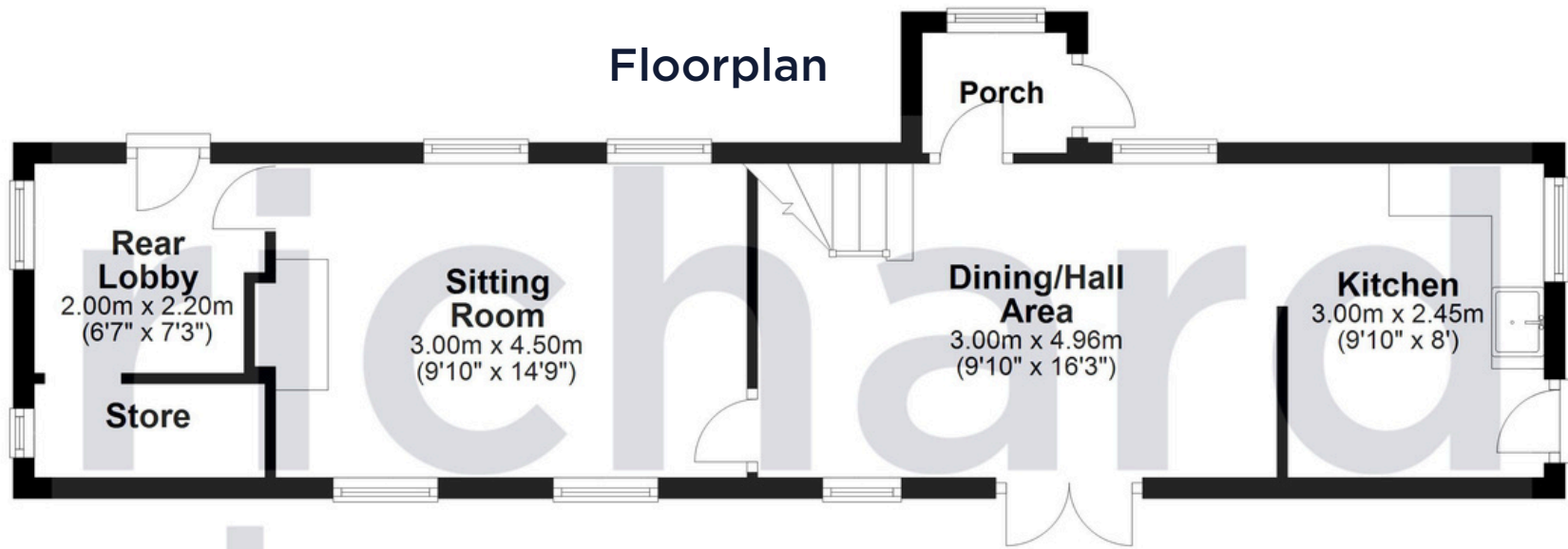




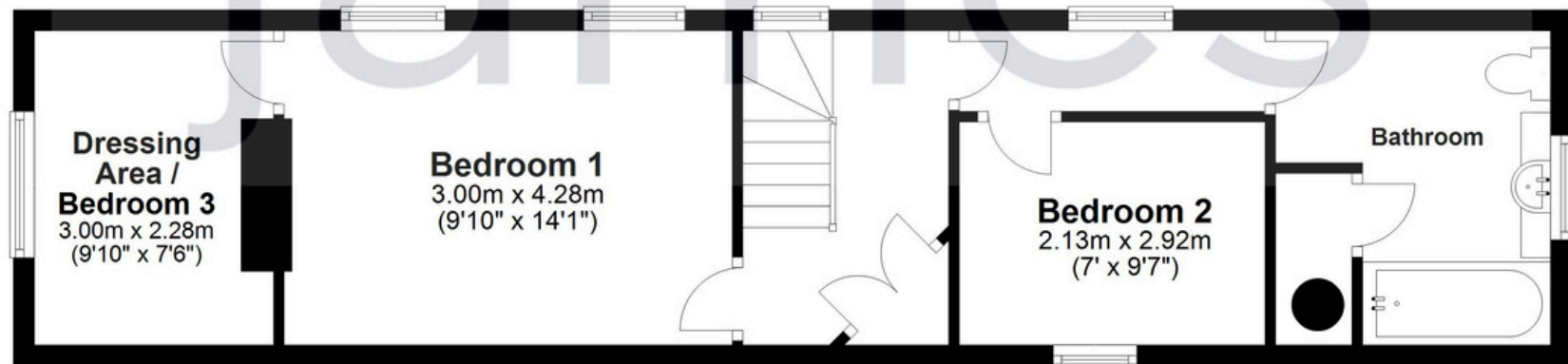




## Floorplan



## First Floor



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

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