



Vine Tree Cottage Bell Lane, Westbury On Seven, GL14 1R6g Price £275,000

Dating back approximately 400 years, this enchanting character cottage is brimming with period charm and timeless appeal. Rich in original features, the property boasts exposed wooden beams, an inviting open fireplace, and an abundance of character throughout, creating a warm and welcoming home.

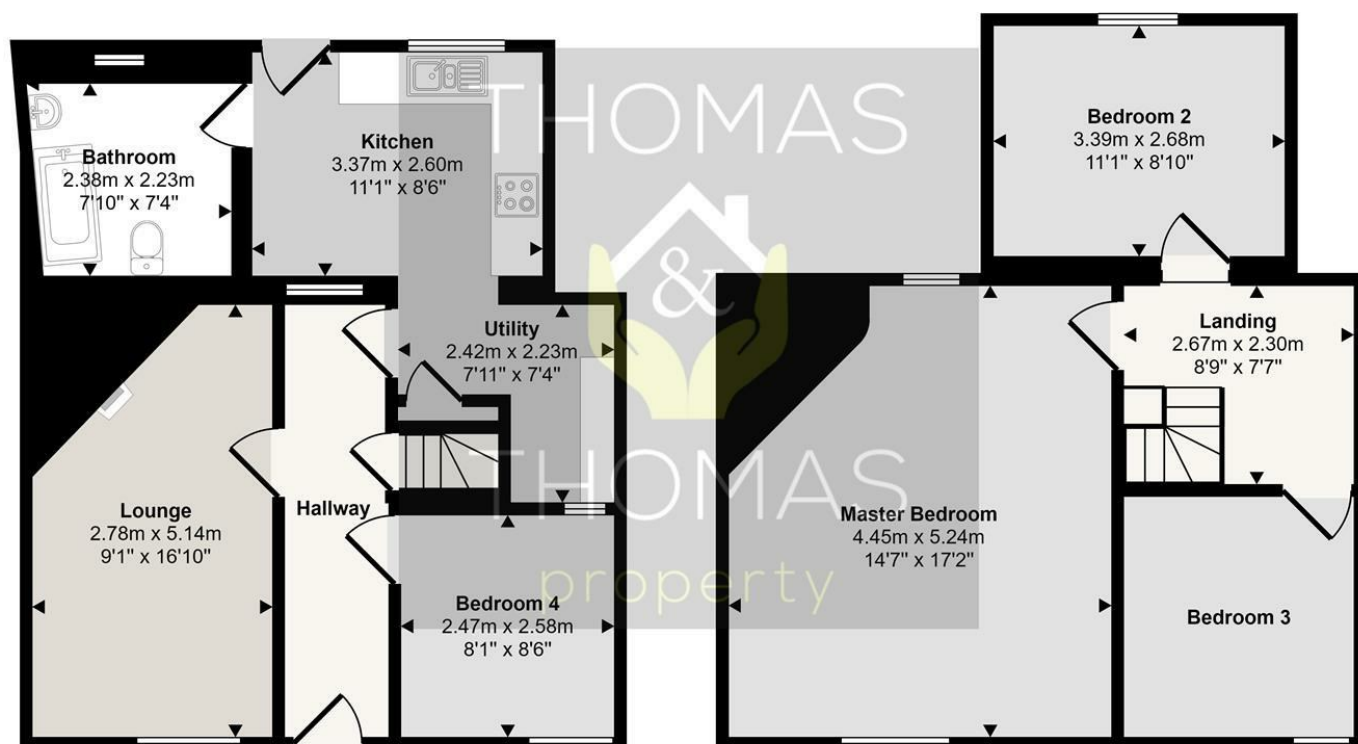
Occupying a picturesque position directly opposite the local church, the cottage enjoys an idyllic village setting while benefiting from a wonderfully generous rear garden extending to over 120 feet in length—offering excellent space for entertaining, gardening, or simply relaxing outdoors.

The property has been sympathetically maintained and enhanced, with the added benefit of a recently replaced roof, along with new doors and windows, providing peace of mind while preserving its historic charm.

Offered to the market with no onward chain, this delightful home presents a rare opportunity to acquire a piece of local history, combining centuries-old character with practical modern improvements in a highly desirable location.

- Three bedrooms
- Large garden
- Chain free
- Period cottage
- New roof
- Quiet & charming location

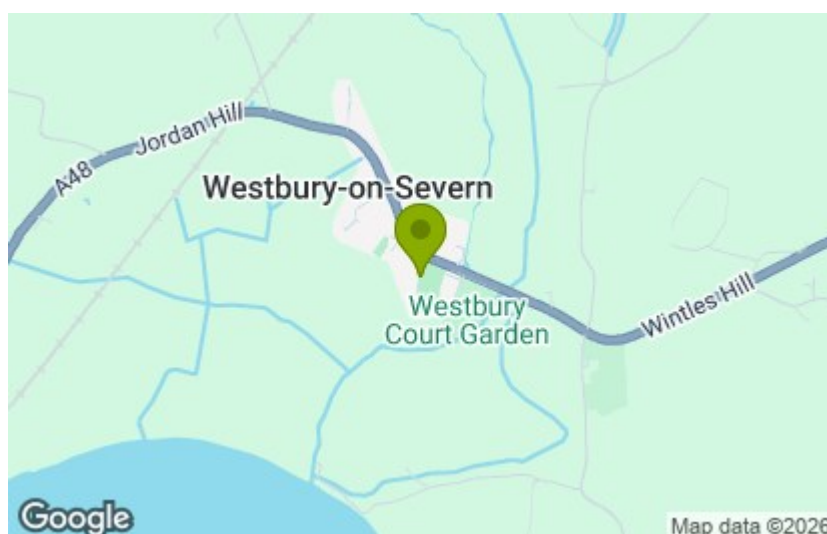
Approx Gross Internal Area
99 sq m / 1066 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.thomasproperty.co.uk