



2 Bedroom  
Barn Conversion  
in Knockdown

£1,400 PCM

Ginger Cottage Warren  
Farm  
Knockdown  
Tetbury  
GL8 8QY



Victoria Allman  
Lettings

- Two storey barn conversion
- High specification open-plan kitchen/dining room
- Two double bedrooms, two bathrooms
- Large living room with patio doors out to courtyard garden
- Secure off-street parking
- EPC Rating C
- Council Tax Band B (Wiltshire)
- Available from the end of July



2



2



1



C

## SUMMARY

Ginger Cottage is a very well-presented two bedroom barn conversion in Knockdown, within striking distance of the popular village of Didmarton.

Available from the end of July on a long-term let.

## DESCRIPTION

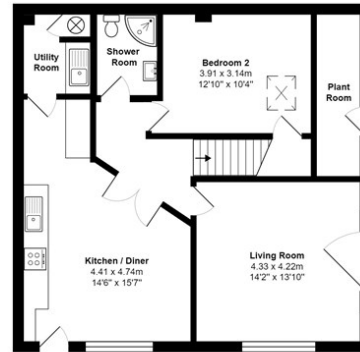
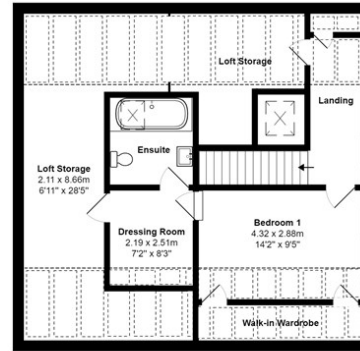
Ginger Cottage is a modern barn conversion set amongst a small collection of residential homes of similar converted farm buildings. On entering the property there is an open plan kitchen/diner with stylish fitted cabinets, integrated appliances, and a separate utility room off. A hallway leads through to a dual aspect living room with patio doors opening onto the courtyard garden. There is a large double bedroom downstairs and a separate shower room. Upstairs there is another spacious double bedroom complete with a walk-in wardrobe, separate dressing room and ensuite bathroom complete with shower over the bath. There is also a large void providing useful loft storage.

Externally, there is a private courtyard garden and secure off-street parking for two cars.

## SITUATION

Knockdown is a small rural hamlet located on the edge of the Badminton Estate and about a mile from the famous Westonbirt Arboretum. There is a popular pub, The Holford Arms, just a few minutes walk from The Hayloft, and a garage and store less than a mile away in Didmarton. The larger village of Sherston is in easy reach offering a broad range of facilities including a post office and general store, doctors' surgery, and the excellent Rattlebone pub. The market towns of Tetbury and Malmesbury are just 15-20 minutes drive away. Knockdown is well located for commuters - junctions 17 & 18 of the M4 are within 15 minutes' drive providing easy access to Bath, Bristol and Swindon whilst rail services to London Paddington are available from Chippenham and Kemble.





Total Area: 107.9 m<sup>2</sup> ... 1161 ft<sup>2</sup> (excluding loft storage and plant room)  
 All measurements are approximate and for display purposes only  
 = Restricted Head Height

## DIRECTIONS

Travelling southwest on the A433 from Tetbury, continue passed The Holford Arms public house in the direction of Didmarton. From The Holford Arms, take the fourth turning on the left into Warren Business Park. Continue down the drive and across the car park. Look out for the sign for Ginger Cottage.

Postcode: GL8 8QY

What3Words:  
 ///prune.upper.overhear

## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and electric heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoor, variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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