



1 Bedroom Apartment in Knockdown

£975 PCM

The Granary
Warren Farm
Tetbury
GL8 8QY



Victoria Allman
lettings

- Stylish one-bedroom apartment in a converted farm building
- Light and spacious open plan living room and kitchen
- Original beams and stone-tiled floor
- Newly installed bathroom
- Recently redecorated with new carpets throughout
- Off-street parking for two cars
- Peaceful rural hamlet, minutes from Westonbirt Arboretum
- Council Tax Band B (Wiltshire)
- EPC Rating B
- Available on a long-let from August

DESCRIPTION

The Granary is a stylish, open plan, one-bedroom apartment located in the rural hamlet of Knockdown set amongst a small collection of residential homes of similar converted farm buildings.

On entering the property there is a hallway with stairs leading to the main accommodation upstairs, as well as a handy utility room. Upstairs the accommodation opens up into a light and spacious open plan living room / kitchen with original character beams and an attractive stone-tiled floor. The kitchen is complete with stylish fitted units, a built-in fridge, electric oven and hob. There is a good size double bedroom and a newly installed bathroom with a walk-in shower. The property has been redecorated throughout with new carpets fitted.

Externally, the property has 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 Granary, 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, and 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.



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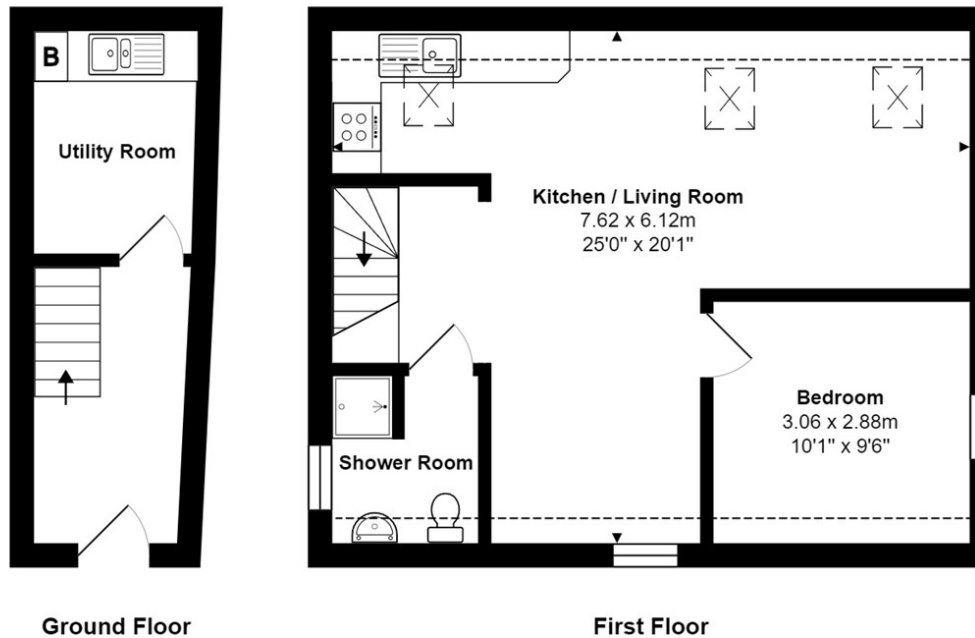
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B



Total Area: 57.9 m² ... 624 ft²

All measurements are approximate and for display purposes only

REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and LPG fired central 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.

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 The Granary.

Postcode: GL8 8QY

What3Words:
///disputes.loaders.barbarian

CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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	



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