



2 Bedroom  
Barn Conversion  
in Eastcourt  
near Malmesbury

£1,150 Per Month

Jade Cottage Eastcourt  
Malmesbury  
SN16 9HP



Victoria Allman  
lettings

- Character cottage in lovely rural surroundings
- Open plan kitchen/dining room
- Additional reception room
- Two bedrooms
- Private garden with lawn
- Off-street parking for two cars
- Council Tax Band B (Wiltshire)
- EPC Rating C
- Water and septic tank bills included
- Available from mid-April



2



1



1



C

## SUMMARY

Jade Cottage is a charming two bedroom character cottage, set within rolling Cotswold countryside in the village of Eastcourt.

The property is conveniently located between the historic market towns of Malmesbury, Tetbury and Cirencester, with close proximity to Kemble train station.

This would suit a professional single person or couple, and is available on an unfurnished basis from mid-April on a long-term let.

## DESCRIPTION

Jade Cottage is a delightful two bedroom cottage, converted alongside three other similar properties on a private farm complex in a beautiful rural setting. Renovated to a good standard throughout, the cottage has a great deal of character with high ceilings and exposed beams. The accommodation consists of a large kitchen/dining area with a striking stone floor and fireplace. The kitchen is well-equipped with shaker-style units and integrated appliances. Leading on from the kitchen is a dual-aspect reception room, with more exposed beams and attractive wood flooring that flows through to the main double bedroom. There is a built-in cupboard off the bedroom as well as a separate airing cupboard which houses the hot water cylinder. The well-presented bathroom includes a shower over the bath. The other side of the kitchen is a second bedroom or reception room which could also be used as an office for working from home.

Externally there is an enclosed lawned garden and a good-size gravel area which is ideal for outside dining. There is also private off-street parking for two cars.

## SITUATION

Jade Cottage enjoys a beautiful rural setting down a private drive in the village of Eastcourt. The nearby village of Crudwell (just 1 mile west) has a newly opened farm shop as well as two highly rated dining venues, The Rectory Hotel and The Potting Shed pub. The village of Oaksey (just over 1 mile northeast) also has a well-regarded pub and a popular village shop.

There is an excellent range of shops and amenities available in Malmesbury (6 miles), Tetbury (6 miles) and Cirencester (10 miles) including Waitrose stores in both Malmesbury and Cirencester.

The area offers good commuter access to regional centres including Swindon, Oxford, Cheltenham, Bath and Bristol. The M4 motorway (Junction 17) is about 10 miles away whilst a direct mainline rail service to London Paddington runs from Kemble Station (5 miles), scheduled to take about 70 minutes.





## DIRECTIONS

Heading north on the A429 into Crudwell, turn right by The Potting Shed pub, follow the road for 2 miles into the village of Eastcourt. Continue straight over the crossroads, following the sign for Minety, and the entrance is the first drive on the right hand side, around 400m from the crossroads. Look out for the sign to Jade Cottage at the top of the drive leading down to the property.

Postcode: SN16 9HP

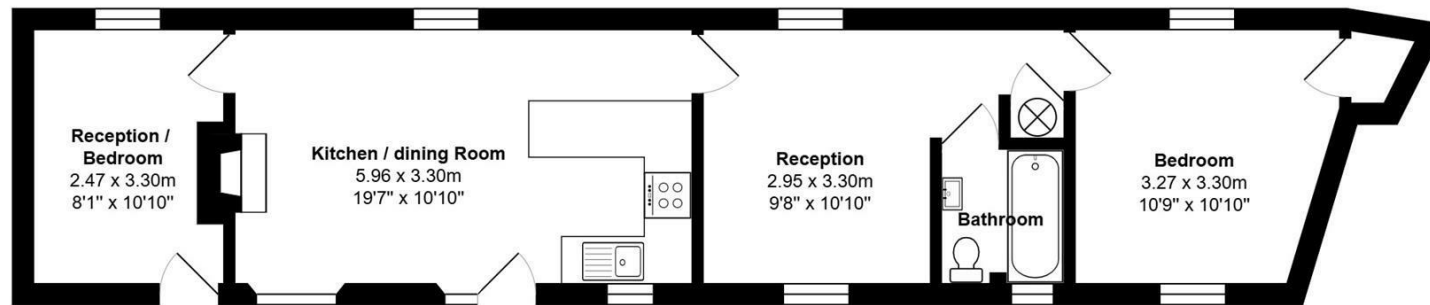
What3Words:

///develop.gasp.excellent

## CONTACT

lettings@victoriaallman.co.uk  
01666 338866

[www.victoriaallman.co.uk](http://www.victoriaallman.co.uk)



Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, septic tank drainage, and electric storage heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and 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) A                                 |                         |         | 91        |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 70      |           |
| (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 |         |           |