



ROSE COTTAGE

OAKSEY, WILTSHIRE

Cirencester 5 miles, Malmesbury 8 miles,
Tetbury 7 miles, Swindon 17 miles,
Kemble Station 3 miles
(London Paddington from 69 minutes)
(All distances and times are approximate)

A classic detached Cotswold stone village house with parking and garden

Ground Floor: Kitchen Dining Room
Sitting Room • Study • Cloakroom

First Floor: Main Bedroom with Dressing Room and
Bathroom • Two Double Bedrooms and Bathroom

Outside: Garden with Terrace • Parking



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DESCRIPTION

On the market for the first time in over 70 years and thought to originate from the 1800's with a later extension, Rose Cottage is a detached village house standing in a generous plot with private parking. The accommodation is well proportioned with good sized rooms arranged over two floors which have recently been decorated throughout. The kitchen has plenty of room for a dining area with French doors opening to the garden and the sitting room has an open fireplace. Upstairs the main bedroom has a dressing room and ensuite bathroom. Two further double bedrooms are served by a bathroom.

Outside the house is set behind a stone wall and sits centrally on its plot. There is ample parking with a stone terrace accessed from the kitchen, making a great space for summer entertaining, and leading to the spacious garden which is laid to lawn with mature planting.





SITUATION & AMENITIES

Oaksey is a picturesque rural village located in northern Wiltshire, close to the Gloucestershire border. The village enjoys a peaceful, unspoilt setting surrounded by rolling countryside, woodland, and open farmland. It lies approximately 5 miles west of Cirencester, 8 miles south-east of Malmesbury, and just 3 miles from Kemble railway station, which offers direct services to London Paddington in around 69 minutes.

Oaksey offers a good range of local amenities. These include a primary school, a village pub (The Wheatsheaf Inn), a historic parish church, a village hall with a busy calendar of community events, and a local shop with a post office counter. There is also a thriving cricket club, tennis courts, and a golf course—Oaksey Park Golf & Leisure. The village is surrounded by scenic footpaths and bridleways, and is close to the Cotswold Water Park.



SERVICES

Mains water, drainage and electricity. Oil central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX

Band E

EPC

Band D





VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (SN16 9TF)

From Cirencester follow the Tetbury Road turning left onto the A429 signposted Malmesbury. After four miles turn left signposted Somerford Keynes and Oaksey and continue on this road. On entering Oaksey continue along The Street and you will see Rose Cottage on the right-hand side.

what3words: ///ruffling.young.centuries



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Rose Cottage

Approximate Gross Internal Area = 172.2 sq m / 1853 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308652)

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