



JAMES PYLE & Co.



The Old Cider House, 2 Slaughterford Road, Biddestone, Chippenham, Wiltshire, SN14 7DB

Characterful stone cottage  
18th Century and Grade II listed  
Peaceful setting with countryside views  
Sought-after Cotswold village  
2 reception rooms  
2 bedrooms

Beautifully presented and recently upgraded  
South-facing garden with views over fields  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

**Guide Price: £450,000**

Approximately 914 sq.ft excluding outbuilding

‘Peacefully positioned overlooking fields, a characterful Grade II Listed cottage with a charming south-facing garden and a beautiful interior’



### The Property

The Old Cider House is a charming and most attractive Grade II listed Cotswold stone cottage. The cottage occupies a delightful position overlooking fields on the rural edge of the highly sought-after quintessential Cotswold village of Biddestone. Dating back to the early 18th Century, the property boasts a great deal of character with stone mullion windows, exposed beams and a Tudor stone arched fireplace. In modern times the property has been beautifully updated and most recently benefits from significant roof works and a new gas combi-boiler.

Arranged over two floors which take in the peaceful outlook, the accommodation extends to around 914 sq.ft. The ground floor comprises two reception rooms, a well-fitted kitchen which features an integrated dishwasher and gas hob Stoves cooker, plus a downstairs WC/utility room. On the first floor there are two bedrooms, one of which access

the modern fitted bathroom. A boarded loft provides storage accessed by a drop-down ladder.

The cottage is accompanied by a truly delightful south-facing rear garden which backs onto a paddock creating a serene country view. A thoughtfully placed timber decked seating terrace adjoins the far end taking full advantage of the lovely outlook and is an ideal area in which to unwind. The garden features a lawn bound by traditional cottage planted borders. Within the garden is a large summerhouse suitable as a studio or hobby room. At the front, there is a small frontage where parking is possible.

### Situation

The charming and peaceful village of Biddestone is one of the most popular South Cotswolds villages. Set within an Area of Outstanding Natural Beauty, the unspoilt village is made up with attractive Cotswold

Stone houses and cottages centred around the broad village green which has a quintessential duck pond. Village amenities include the White Horse pub, a church and active village hall. There are various sport clubs within the village including tennis, football and cricket. The nearby towns of Corsham, Chippenham and Bath provide very good local shopping and schooling. Both Bristol and Malmesbury are also close by. The village is very well located for communications; it is only about 5 miles from Junction 17 of the M4 motorway providing access to London, Reading, Bristol and the M5 to the south-west and Gloucester. There is a regular high-speed train service to London Paddington from Chippenham station and further lines to the centre of Bath in just 12 mins and to Bristol Temple Meads in approximately 25 mins.

### Additional Information

The property is Freehold with mains gas-fired central heating, mains drainage, water and

electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band D.

### Directions

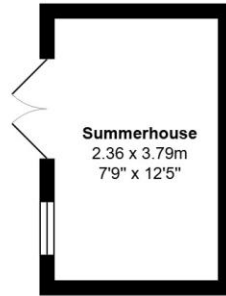
From Chippenham, follow the A420 towards Castle Combe and Ford. Take the left hand turn at the crossroads to Biddestone. Enter the village and take the first right hand turn onto Cuttle Lane and then turn left onto Slaughterford Road to locate the cottage immediately on the left.

Postcode SN14 7DB

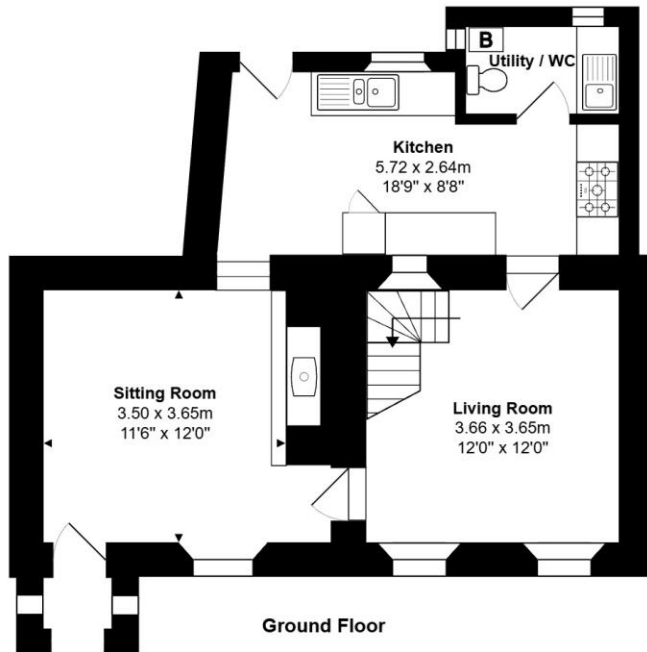
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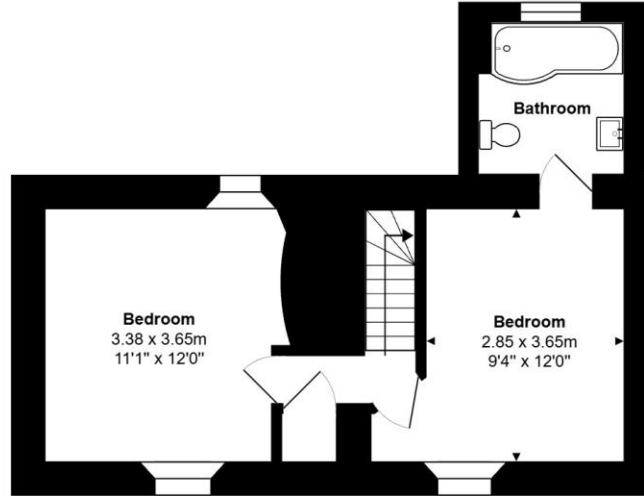
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	82	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outbuilding



Ground Floor



First Floor

Total Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup> (excluding summerhouse)

All measurements are approximate and for display purposes only



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