



Stunning  
Three Bedroom  
Country House  
Near Malmesbury

£3,000 PCM

Hope Cottage  
Near Malmesbury



Victoria Allman  
lettings

- Beautiful Grade II listed period home on a private country estate
- Presented to a high specification throughout
- Three double bedrooms each with their own bathroom
- Secluded garden and ample parking
- Council Tax Band E (Wiltshire)
- EPC Rating D
- Available on a long-term let from end of September



3



3



1



D

## SUMMARY

Hope Cottage is a stunning three bedroom Grade II Listed period home situated within the privacy of an exclusive countryside location on the outskirts of Malmesbury. The property is exceptionally well presented throughout, and offers the perfect retreat for those seeking tranquillity in beautiful rural surroundings. Available on a long-term let from the end of September.

## DESCRIPTION

Hope Cottage is a beautifully presented Grade II listed period home set within an elegant courtyard on a private country estate. Finished to a high specification throughout, the property has a real warmth and character from the moment you step inside.

The entrance hall leads into a cosy sitting room with a wood-burning stove, which in turn opens into a stunning kitchen and dining room with lovely views onto the secluded rear garden. Upstairs are three double bedrooms, each served by their own beautifully presented bathroom.

The property benefits from communal biomass woodchip central heating, with ample parking available. A monthly charge of £600 covers heating, electricity, water and internet, as well as full garden maintenance.

## SITUATION

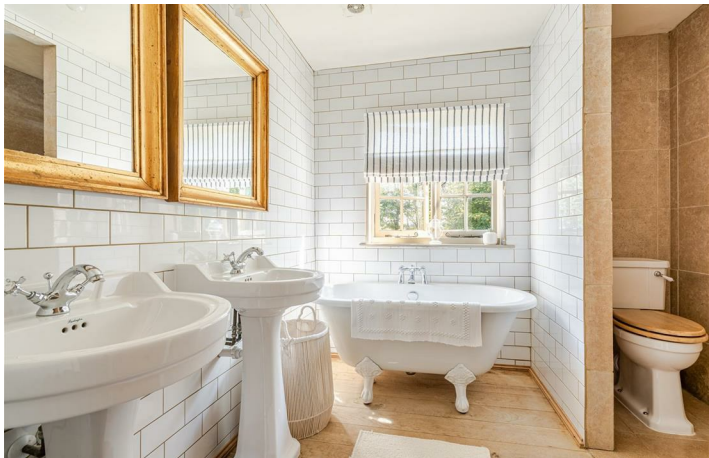
Hope Cottage forms part of an exclusive country estate with fascinating origins as a former medieval monastic deer park belonging to the nearby Malmesbury Abbey. Malmesbury itself — recently voted the best place to live in the Southwest by The Sunday Times — is reputedly the oldest borough in England, created by Royal Charter in 880 AD by Alfred the Great. The town has a thriving high street with numerous independent shops, pubs and restaurants, a Waitrose and a weekly farmers' market, alongside a broad range of recreational and leisure facilities.

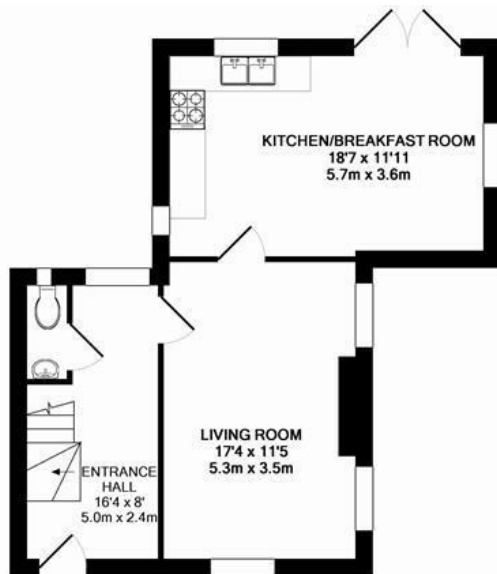
The area has strong royal connections, with King Charles' Highgrove House nearby and the beautiful Westonbirt Arboretum within 15 minutes' drive.

Junction 17 of the M4 is just 10 minutes to the south, providing fast access to Bath, Bristol, Swindon and beyond.

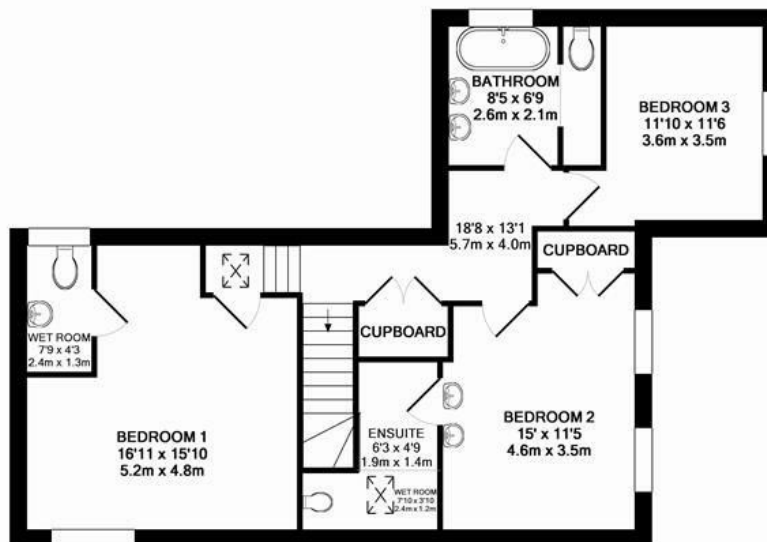
Mainline rail services are available from Chippenham and Kemble, with trains reaching London Paddington in around 70 minutes.







GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 820 SQ.FT.  
(76.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016

| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            |                                                                                                                | <b>75</b> |
| (55-68) <b>D</b>                            | <b>56</b>                                                                                                      |           |
| (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<br>2002/91/EC  |           |

## DIRECTIONS

Directions to the property will be provided on appointment.

## CONTACT

lettings@victoriaallman.co.uk  
01666 338866

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



**Victoria Allman**  
lettings