





Cosycot, New Road, Studley Calne SN11 9NA

allen & harris

Welcome to

Cosycot, New Road, Studley Calne

Charming two-bedroom period cottage on the edge of Studley Village. Bursting with character, it boasts two double bedrooms, beautiful gardens, a powered outbuilding and an enviable village lifestyle.

Entrance Porch
The entrance porch is accessed via the front door and provides a warm and welcoming introduction to this charming home. Featuring tiled flooring, exposed beams, and ample space for coats and shoe storage, the porch also benefits from a window to the side aspect, allowing natural light to flow through the space.

Living Room
Tastefully decorated with painted exposed beams, wooden flooring, and a feature fireplace housing a multi-fuel burner, the living room provides a warm and inviting space for relaxation. There is ample room for a range of lounge furniture, while bespoke illuminated alcove shelving and an understairs cupboard offer excellent display and storage solutions. A doorway leads seamlessly through to the dining room, enhancing the flow of the accommodation.

Dining Room
The dining room provides ample space for a dining table and chairs, along with additional room for display furniture. Featuring attractive panelled walls and a continuation of the wooden flooring from the living room, this inviting space is ideal for both everyday dining and entertaining. A door leads through to the kitchen, while a further doorway opens to the enclosed staircase rising to the first floor.

Kitchen
The kitchen has been thoughtfully designed to combine modern convenience with the character and charm of the original property, featuring a range of contemporary wall and base units set against an attractive exposed stone wall. Fitted with a sink/drainer and mixer tap, integrated five-ring gas hob, integrated oven and microwave, the space also offers room and plumbing for a tall fridge/freezer, washing machine, and dishwasher. Electric underfloor heating provides added comfort and continues through to the rear lobby, while a window overlooking the rear garden fills the room with natural light.

Rear Lobby
The rear lobby benefits from a continuation of the tiled flooring from the kitchen, creating a seamless flow between the spaces. A modern stable door provides access to the rear garden, allowing plenty of natural light into the room, while a further door leads through to the family bathroom. This practical area serves as a useful link between the kitchen and outdoor space.

Shower Room
Recently modernised, the family shower room has been finished to a high standard and comprises a back-to-wall low level W/C, vanity wash hand basin with storage beneath, and an illuminated mirror above. A spacious double walk-in shower cubicle provides a luxurious feel, while fully tiled walls, inset illuminated alcove shelving, a contemporary vertical radiator, and a matching ladder-style heated towel rail complete this stylish and practical space.









Landing
The landing is accessed via a staircase rising from the dining room and provides access to both bedrooms. Rich in character, the space features original wooden flooring which continues seamlessly throughout the landing and into both bedrooms, enhancing the charm and continuity of the first-floor accommodation.

Bedroom One
The principal bedroom is a generous double room, offering ample space for a double bed and a range of storage furniture. In addition to this, bespoke open wardrobes provide practical and versatile storage solutions. A window to the front aspect enjoys pleasant views over the surrounding countryside, filling the room with natural light and enhancing the peaceful feel of the space.

Bedroom Two
The second bedroom is another comfortable double room, featuring built-in double wardrobes that provide excellent storage. An attractive exposed stone wall adds character and charm, while a window to the rear aspect enjoys pleasant views over the garden and the woodland beyond, creating a peaceful and relaxing setting.

Rear Garden
Thoughtfully designed to create an idyllic and relaxing outdoor retreat, the south-facing rear garden enjoys sunshine throughout much of the day and offers a variety of spaces for seating, entertaining, and gardening. Stepping out through the stable door from the rear lobby, you are welcomed onto a sunny patio area, ideal for al fresco dining and enjoying the warmer months. Steps rise to a well-maintained lawn, with raised planting beds to one side and established borders filled with mature shrubs and flowers to the other, providing interest and colour throughout the seasons. To the rear, a decked seating area offers an additional spot to unwind or entertain guests, making the most of this thoughtfully arranged outdoor space. Two rear gates provide convenient access to the side of the property.

Separate Side Garden
Accessed via a short lane to the left of the property, a further private and enclosed garden provides an excellent additional outdoor space to enjoy. Thoughtfully arranged to cater for a variety of uses, one corner features a patio area with a built-in barbecue, creating the perfect setting for outdoor dining, entertaining, and social gatherings. A brick-built workshop, complete with power and lighting, offers a versatile space ideal for hobbies, storage, or a home workshop. The remainder of the garden is laid to a combination of patio and lawn, complemented by mature shrubs and flowering plants to the borders, creating an attractive and well-established outdoor environment.

Additional Information
The vendor has advised that the rear garden is currently leased from the Bowood Estate at a cost of £170 per annum. The property also benefits from a historic right of way across the neighbouring property, providing useful rear access.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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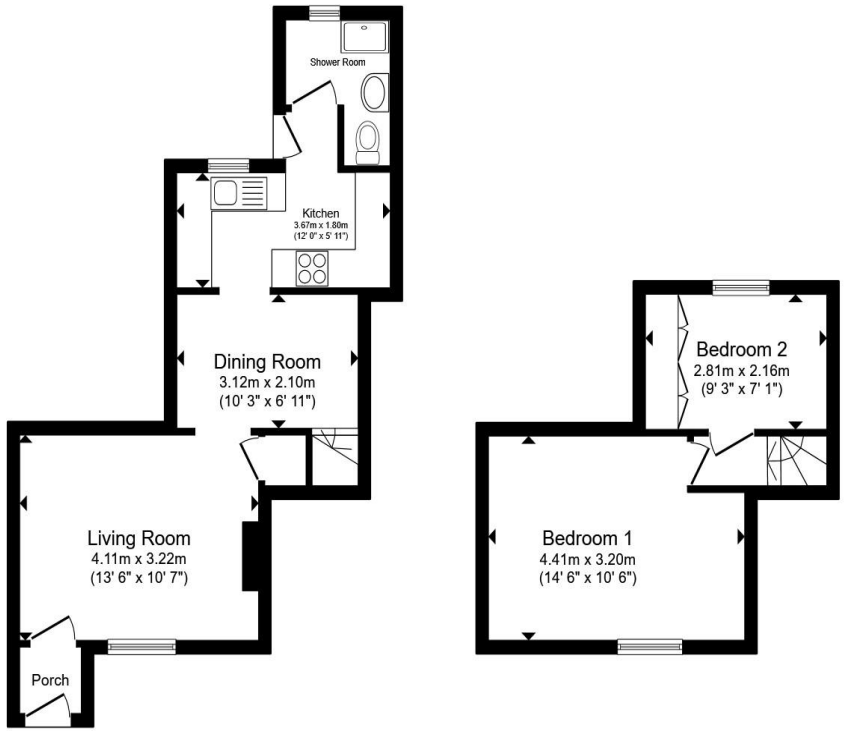
Welcome to

Cosycot, New Road, Studley Calne

- Charming Two-Bedroom Period Cottage
- Edge of Studley Village with Character Features Throughout
- South-Facing Rear Garden & Private Side Garden
- Powered Outbuilding Ideal for Home Office or Workshop
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£290,000



Total floor area 56.0 m² (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CLN110184 - 0003

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