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Rectory Cottage, 1, The Butts, Lydiard Millicent, SN5 3LR

Guide Price  
£475,000

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## Rectory Cottage, 1, The Butts, Lydiard Millicent, SN5

Freehold | EPC Rating - | Council Tax - E

 2

 1

 1

### Property Description

GUIDE PRICE £475,000 TO £500,000

Would you like to own a little piece of local history...?

We are delighted to offer this charming character cottage dating back to around the 17th Century. Rectory Cottage has been owned by the same family since 1932 and previously by the Bolingbroke family, offering a rare opportunity to acquire a home with deep local heritage. Set on a lovely, generous plot, the property provides substantial scope for extension and improvement, subject to the necessary consents, and even the potential for a building plot or lodge at the rear of the garden.

Inside, the cottage retains appealing original features, including exposed beams and fireplaces. The ground floor includes a welcoming kitchen/dining room, a utility room, a downstairs W.C., and a conservatory overlooking the rear garden. A dual-aspect living room provides excellent natural light, while a separate study/hobby room offers flexible additional space.

Upstairs, the first floor hosts a double bedroom with fitted wardrobes, and the second floor features a cosy single bedroom.

The property sits within large, well-maintained gardens to both the front and rear, offering a high degree of privacy. A gated entrance leads to driveway parking and a garage, and the garden also includes an original well that forms a delightful feature.

Lydiard Millicent is a highly sought-after Wiltshire village, home to a pub, primary school, and village hall, with a wide range of further amenities available in nearby Swindon and Royal Wootton Bassett.





# Floorplan

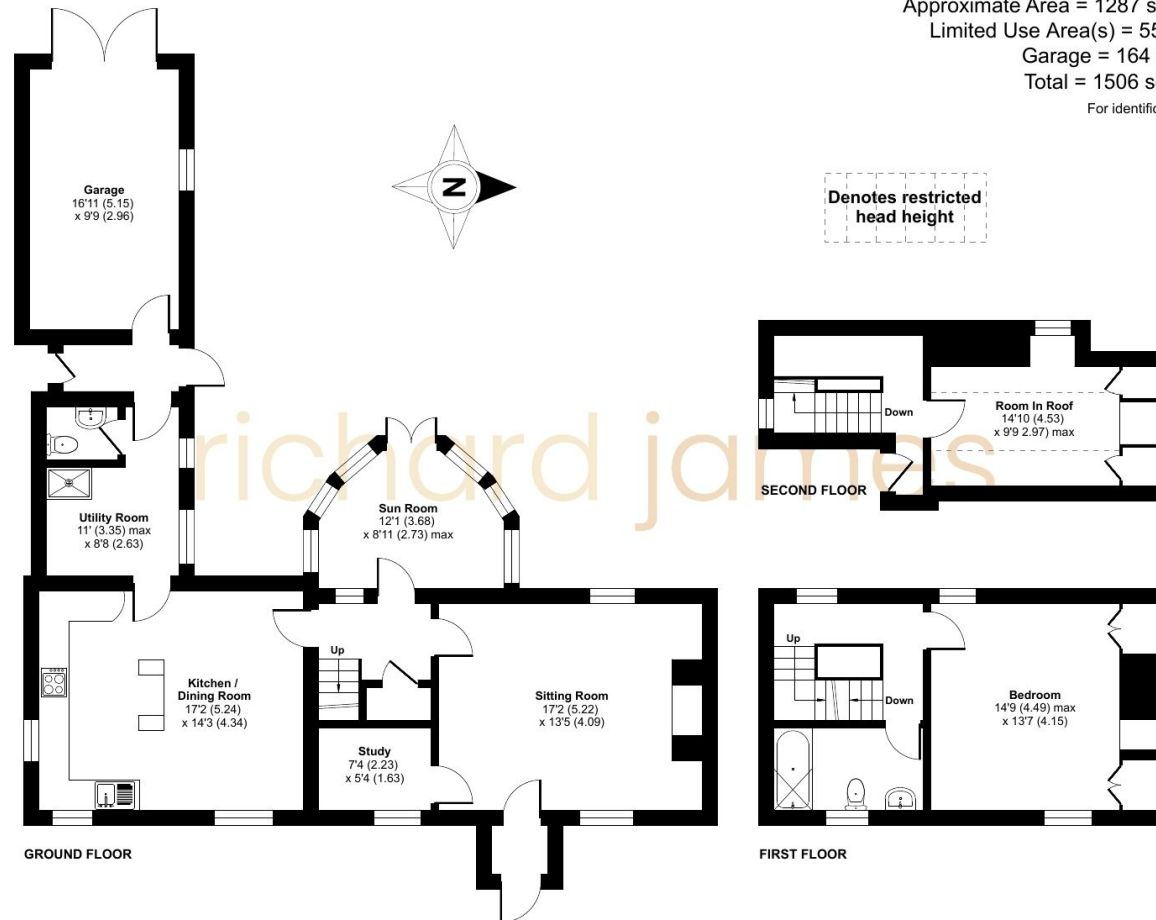
Approximate Area = 1287 sq ft / 119.5 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Richard James. REF: 1426066

Details are subject to approval

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