



JAMES PYLE & CO.



Lilac Cottage, Sopworth, Chippenham, Wiltshire, SN14 6PT

Semi-detached Cotswold stone cottage
Peaceful quintessential village setting
3 bedrooms
Living room with inglenook fireplace
Well-appointed kitchen/dining room
Charming south-facing garden
Wonderful character throughout



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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: £622,000

Approximately 1,269 sq.ft

‘Positioned in the heart of this desirable peaceful Cotswold village, a semi-detached period cottage with a charming interior and private south-facing garden’

The Property

Lilac Cottage is a charming and very pretty semi-detached Cotswold stone period cottage situated in the heart of the peaceful village of Sopworth located on the doorstep of the Badminton Estate. The well-presented accommodation has been updated in recent years and is arranged over three floors extending in all to 1,269 sq.ft. The cottage has a plethora of charm with notable features including excellent ceiling height in the living room, window seats, exposed beams and a traditional stone fireplace.

The ground floor opens to an entrance hall with the configuration including a living room, kitchen/dining room, and useful utility/downstairs WC. The refitted kitchen/dining room has slate tiled flooring and a former bread oven has been retained as a lovely feature. The dual-aspect living room features the magnificent inglenook fireplace as the focal point complete with a wood

burning stove inset. On the first floor, there are two spacious double bedrooms and a well-appointed bathroom. The top floor offers a further double bedroom with ample built-in storage, including a convenient walk-in wardrobe.

The south-facing garden is a particular highlight, occupying a private corner plot. Enclosed by traditional Cotswold stone walling and fencing, the garden is laid to lawn with beautifully stocked flower beds and shrub borders. An inviting gravelled seating terrace adjoins the kitchen, perfect for outdoor entertaining and relaxation. On street parking is conveniently available outside.

Situation

The pretty unspoilt Cotswold village of Sopworth is situated amidst some delightful countryside close to the Gloucestershire border in the heart of Beaufort Country. Sopworth is about 6 miles south west of



Tetbury and 6 miles west of Malmesbury. The village, which is set close to the heart of the Badminton Estate, has many fine old houses and cottages, most of which will have formed part of the Estate at some point. As such the village is largely protected by the surrounding park and farmland. Within striking distance are popular villages such as Sherston, which has a wide range of amenities, Westonbirt with its excellent school and renowned arboretum, and Didmarton with a popular pub. For shopping, Tetbury provides two supermarkets, Bristol, Bath and Cirencester are within 23, 19 and 18 miles respectively. The surrounding countryside provides a wonderful source of walks and opportunities to ride. Sopworth adjoins Badminton Estate, the home of the Duke of Beaufort and the venue of the Badminton Horse Trials. There is a golf course at Westonbirt and an outstanding course at Minchinhampton.

Additional Information

The property is Freehold with oil-fired central heating, mains water, electricity and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast 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 Tetbury take the A433 towards Bristol and after 5 miles take the left hand turn just before Didmarton signed posted to Sopworth. Follow the lane to the village and locate the property on the left hand side on the corner of Church Lane.

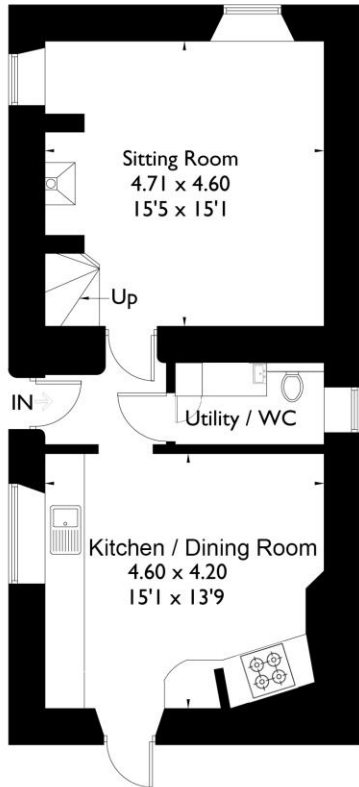
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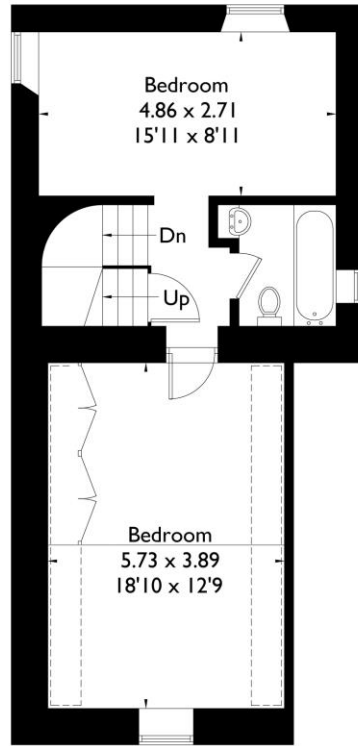


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Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only. Not to scale
Ref: 210052

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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