



JAMES PYLE & CO.

Wayside Cottage, The Green, Christian Malford, Chippenham, Wiltshire, SN15 4BQ

Semi-detached Grade II listed cottage
Set within lovely gardens
Character features
3 bedrooms
2 reception rooms
Bespoke fitted kitchen/breakfast room
Gated driveway and garage
Short walk to village amenities



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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: 08184953

Price Guide: £525,000

Approximately 1,148 sq.ft.

‘Occupying a private good-sized plot, a very pretty Grade II listed semi-detached cottage with lovely gardens, garage and parking’



The Property

Wayside Cottage is a very pretty semi-detached Grade II listed cottage set within the desirable village of Christian Malford. Built in 1739 and later extended in the 1950s, the cottage offers characterful accommodation showcasing exposed timber beams extending to some 1,148 sq.ft. The cottage is tastefully presented and most recently has had carpets replaced.

The ground floor layout includes two front reception rooms, both with cosy wood-burning stoves and attractive sash windows. The L-shaped kitchen/breakfast room has double doors out to a private courtyard style terrace and adjoins a rear lobby/utility room and WC. The kitchen is fitted with bespoke farmhouse style timber units, integrated dishwasher, and a

brand-new Belling cooker. On the first floor, there are three bedrooms, the principal bedroom of which has built-in wardrobes. The bathroom has a shower over the bath.

Wayside Cottage occupies a 0.17 acre plot enjoying a good degree of privacy and security set behind high hedging and a five-bar gate. A gravelled driveway offers private off-street parking beside the detached garage which has electricity, lighting and a boarded loft over. The delightful gardens are arranged to the front and side of the cottage with the addition of the private terrace behind. The gardens are laid mostly to lawn with timber sleeper raised beds and fruit trees.

Situation

Christian Malford is considered to be one

of the most sought after villages in North Wiltshire. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub, church, village hall and local recreation ground. Couple this with a thriving local community as well as access to Chippenham approx. 6 miles (mainline railway links to London Paddington) and Malmesbury 8 miles. The M4 Motorway is only 4 miles and communication by road is excellent with many different options. Larger towns/cities of Bath, Bristol & Swindon are within easy commuting distance. The highly regarded secondary schools of Hardenhuish and Sheldon in Chippenham can be accessed via bus from the village.

Additional Information

The property is Freehold with oil fired

central heating via a new external boiler, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

Directions

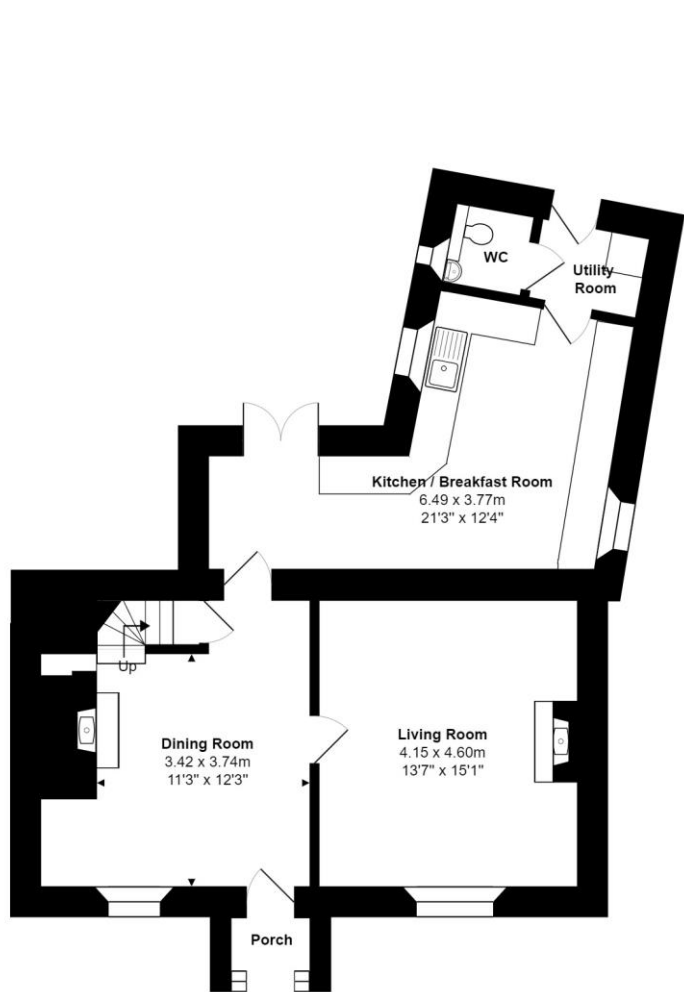
From Sutton Benger, follow the B4069 towards Lyneham. Enter Christian Malford and take the next right hand turn into the village centre. Pass the shop, and as the road forks take the right hand lane onto The Green. Locate the cottage shortly after on the right.

Postcode SN15 4BQ.

What3words

///iterative.revamped.appealing

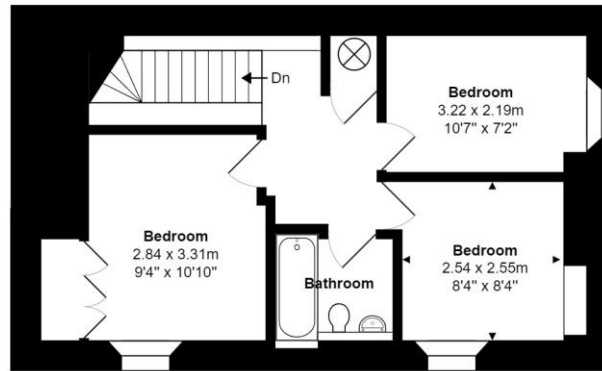
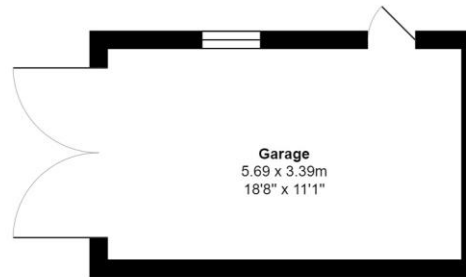




Ground Floor

Total Area: 106.6 m² ... 1148 ft² (excluding garage)

All measurements are approximate and for display purposes only



First Floor



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