



JAMES PYLE & CO



Queenies Cottage, Easton Grey, Malmesbury, Wiltshire, SN16 0PL

Semi-detached Cotswold stone cottage
Peaceful, tucked away private setting
Requires updating
2 bedrooms
Secluded good-sized garden
Quiet village location
No onward chain



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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

Offers in excess of £300,000

Approximately 872 sq.ft

‘A semi-detached Cotswold stone cottage with excellent scope to upgrade, located on the edge of this peaceful village’



The Property

Queenies Cottage is a semi-detached Grade II Listed Cotswold stone period cottage discreetly positioned up a garden path located in the sought after village of Easton Grey, near Malmesbury. The cottage is positioned on the peaceful rural edge of village with a great degree of privacy adjoining woodland. This characterful cottage offers cosy accommodation and has an excellent garden for its size providing potential to extend, subject to obtaining the relevant consents. The accommodation extends to 872 sq.ft. and is now dated requiring refurbishment.

The configuration includes a living room, fitted kitchen and a ground floor bathroom. On the first floor there are two bedrooms, one large double and a generous single/small double room. The cottage is situated behind a gate accessed through the neighbouring cottages small front garden. The private garden is predominately laid to lawn with a timber raised deck beside a stone shed. On street parking is available just a short walk up the lane.

Situation

Easton Grey is a picturesque unspoilt village surrounded by Wiltshire countryside with the River Avon running through the centre and located only 3 miles from Malmesbury. The larger village of Sherston is only 2 miles away with a village shop, 2 pubs, café, doctors and primary school. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble

(Paddington in about 75 minutes).

Additional Information

We understand the property is Freehold with oil fired central heating, mains electricity and water. There is a shared sewage treatment plant between 12 properties with maintenance, electricity, and insurance contribution costs split. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available and there is limited mobile phone coverage. Information taken from the Ofcom broadband and mobile checker website, please see the website for more information. Wiltshire Council Tax Band B.

Method of Sale/Offers

All interested parties are invited to submit their offer to purchase by close of business on the Wednesday 4th September. Offers can be submitted in person, by email or letter to the agents for discussion thereafter with the sellers.

Dependent on the level of interest, negotiations may continue after this date to establish the most favoured buyer.

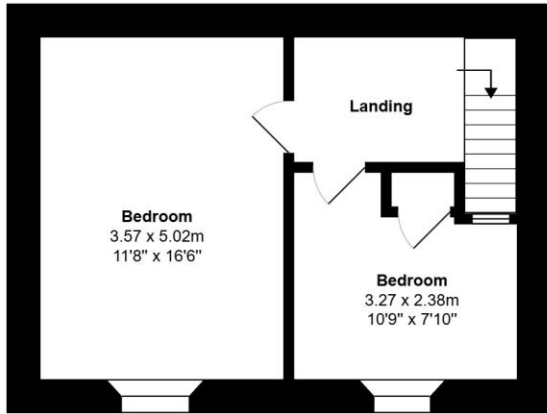
The cottages are available to purchase individually, or alternatively as a whole with potential to create one property (subject to planning).

Directions

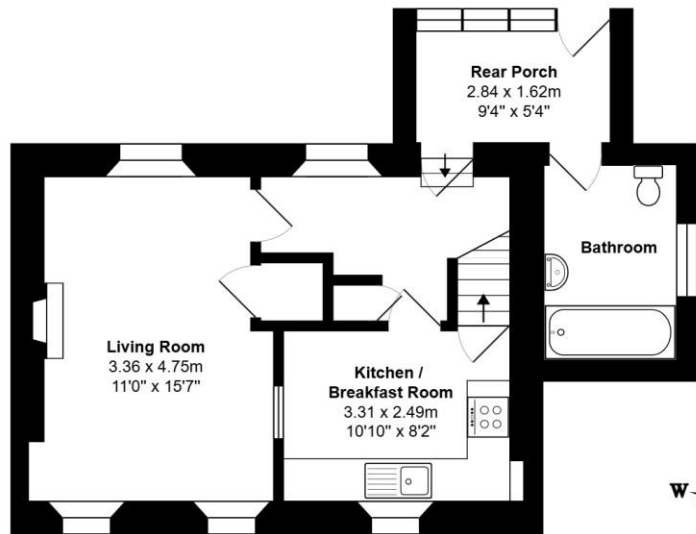
From Malmesbury, follow the B4040 towards Sherston. After approximately 2 miles, take the left hand turn to Easton Grey. Descend into the village and take the first left hand turn where on street parking is available. The cottage is located on the left hand side shortly after.

Postcode SN16 0PL
What3words: ///battle.stormed.hiring





First Floor



Ground Floor

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only



For guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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