



**Buffdown View and Queenies Cottage, Easton Grey, Malmesbury, Wiltshire, SN16 0PL**

Rare opportunity to purchase a pair of Cotswold stone cottages

Opportunity to create one large detached home

Requires renovation

5 bedrooms in all

3 reception rooms

Mature large gardens of 0.60 acres

Peaceful village setting

No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Offers in excess of £700,000

Approximately 2,272 sq.ft

‘A fantastic opportunity to acquire a pair of Cotswold stone cottages set within this peaceful picturesque village, with a generous plot of 0.60 acres and superb potential to create one large home’



### The Property

A very rare opportunity to acquire a pair of charming Cotswold stone period cottages situated within the village of Easton Grey near Malmesbury. The cottages are peacefully positioned within a glorious elevated setting on the edge of the village with a wooded backdrop and set within an exceptionally large gardens of around 0.60 acres. The cottages present a fantastic opportunity to create one large home offering accommodation of around 2,272 sq.ft. The cottages require comprehensive renovation but offers excellent opportunities for improvement and upgrading.

The current accommodation of Buffdown View (1,400 sq.ft.) includes two reception rooms with a kitchen and ground floor shower room extension, whilst on the first floor there are three bedrooms and an ante-room study.

Queenies Cottage's configuration (872 sq.ft.) 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 Buffdown View's

small front garden.

The cottages are accompanied by wonderful, well-established and generous gardens of around 0.60 acres incorporating lawns and a small copse. On-street is available just a short walk down the lane. There is scope to create private off-street parking subject to planning.

### 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 properties are 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 properties are 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 Bands D and 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).

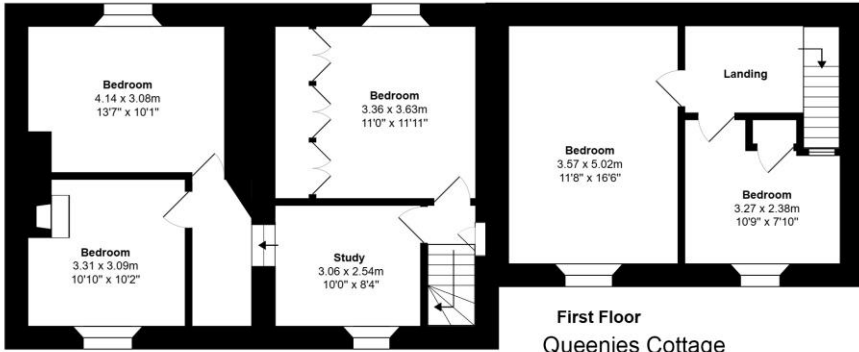
### Directions

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 cottages are located on the left hand side shortly after.

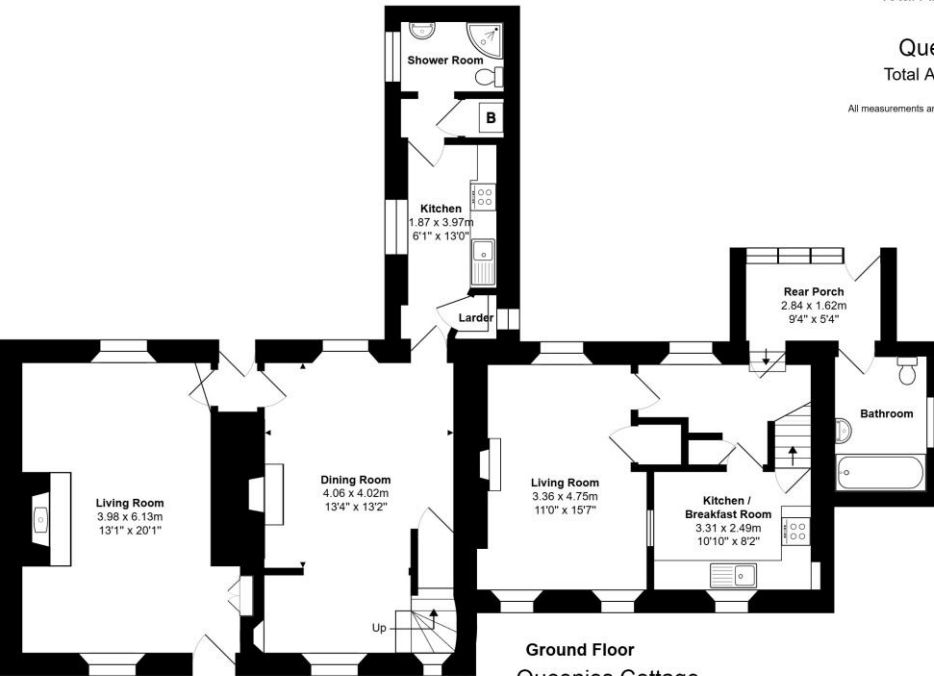
Postcode SN16 0PL

What3words: ///battle.stormed.hiring





First Floor  
Buffdown View



Ground Floor  
Buffdown View



**Buffdown View**

Total Area: 130.0 m<sup>2</sup> ... 1400 ft<sup>2</sup>

**Queenies Cottage**

Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

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(21-38) <b>F</b>		
(1-20) <b>G</b>		
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