



7 St. Martins Lane, Marshfield, Chippenham, Wiltshire, SN14 8LZ

Natural stone period cottage  
 Light filled accommodation  
 Superbly landscaped 190ft south-facing garden  
 2 double bedrooms with fitted wardrobes  
 Characterful living room  
 Fitted kitchen/breakfast room with  
 underfloor heating  
 Private off-street parking  
 Easy walking distance to many amenities  
 Countryside walks available from the doorstep  
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £435,000**

Approximately 745 sq.ft excluding outbuilding



‘Situated down a quiet lane with easy access to both High Street amenities and countryside walks, this period cottage is flooded with natural light from a southerly aspect overlooking its superb 190ft garden’

### The Property

This end of terrace natural stone period cottage is located on a quiet lane within the desirable village of Marshfield. Positioned on the favourable southerly side of the village, this superb setting offers the best of both worlds with immediate access onto the beautiful adjoining countryside plus an excellent range of amenities found on the High Street which is just a few minutes walk away. The cottage is filled with natural light and overlooks the impressive 190ft south-facing garden.

The cottage has been well-maintained and updated in modern years. The light and bright accommodation extends to around 745 sq.ft. spanning over three floors. A charming front porch opens to the living room which features exposed stone walling and a gas log-burner effect fireplace. Adjoining is the kitchen/breakfast room which was refitted 5 years and benefits from underfloor heating.

The gloss units incorporate an integrated dishwasher, fridge, gas hob and electric oven. On the first floor, there is a double bedroom equipped with double wardrobes fitted around a pretty fireplace. The bathroom has a shower over the bath. On the top floor there is a fantastic, spacious bedroom with an exposed beam vaulted ceiling and built-in storage.

The gardens are a superb element of the property. Extending some 190ft in length, the gardens have been landscaped into terraced 'rooms' and are filled with vibrant specimen plants throughout. At the front of the cottage there is a private seating terrace leading to a good-sized lawned area beside an additional patio terrace. Beyond this there is a vegetable garden with timber shed, raised timber planter, and fruit trees. At the rear of the cottage there is a secluded courtyard with rear access and a useful external utility room which has power connected. A large gated driveway bound by natural stone has been created to

provide private parking for up to 3 cars and is located at the foot of the garden. Throughout the garden and the parking area there are external power sockets.

### Situation

Marshfield is a large popular village boasting a picturesque High Street at the heart of it with a range of amenities including a post office, convenience shop, two pubs, hairdressers and other independent stores. Further facilities include a doctors surgery, primary school, pre-school, community centre and village hall. The village also has an active sporting community with a tennis club, cricket club and playing fields with a skate park. Both within a 10 minutes drive are the towns of Chippenham and Corsham which offer a further range of facilities including excellent secondary schooling. The larger centres of Bath and Bristol are an easy 20 minute drive away. For the commuter, Junction 18 of the M4 is accessible within 10 minutes whilst both Bath

and Bristol have mainline train stations.

### Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast 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. South Gloucestershire Council Tax Band D.

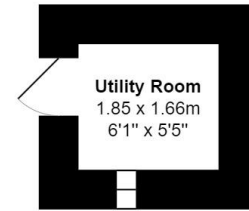
### Directions

From the High Street, head west and take the left hand turn onto St. Martins Lane. Proceed down the lane, passing the row of cottages on your left and continue to locate the gated driveway of number 7 on the left-hand side opposite the field entrance.

Postcode SN14 8LZ

What3words: ///clocks.spot.collision



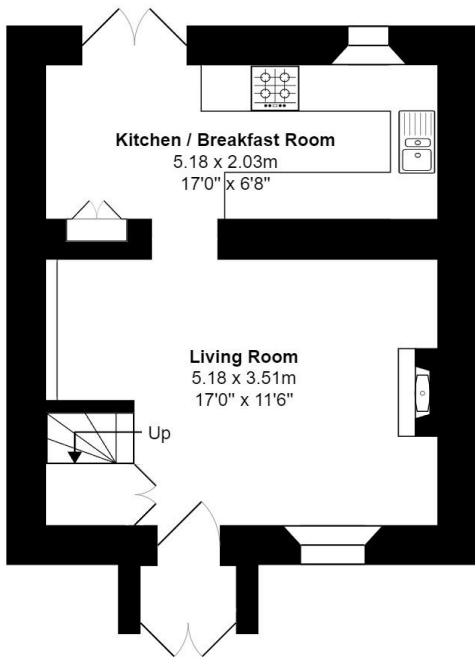


**Outhouse**

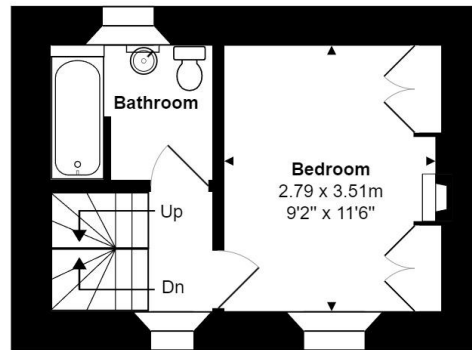
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(58-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup> (excluding utility room)

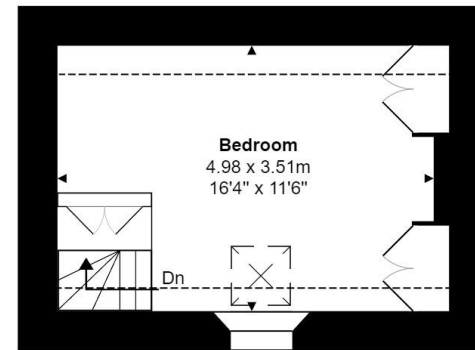
All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**



**Second Floor**

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