



JAMES PYLE & CO.

3 Church View, Sopworth, Chippenham, Wiltshire, SN14 6PT

Pretty Period Cottage
Extended Open Plan Kitchen/Diner
Charming Living Room
3 Bedrooms
Countryside Views
Sought-after village
Good-Sized Garden
Off-Road Parking



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4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,027 sq ft

Price Guide: £550,000

‘This recently extended period cottage enjoys lovely countryside views located on the edge of the Beaufort Estate in the village of Sopworth’



The Property

Occupying a superb position in the rural picturesque village of Sopworth, this delightful period cottage has a lovely outlook overlooking paddocks. Dating back to 1938 and constructed of natural stone, the cottage has been recently extended at the rear creating an excellent modern living space. The ground floor comprises a charming traditional living room with engineered oak flooring and an open fireplace. The new impressive kitchen/dining room has high ceilings and is filled with natural light from skylights and aluminium bi-folding doors to the garden. Beneath the fossilised limestone flooring there is underfloor heating. The kitchen is well-equipped with Shaker units and a large breakfast bar, whilst there is a large cupboard which houses the utility appliances alongside a separate downstairs WC. Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom. To the front of the property, there is a gravelled parking area for

two cars. The good-sized garden stretches back some 95' laid predominately to lawn with mature shrub borders. There is a patio terrace at the far end which backs onto a neighbouring stable yard. A passageway to the side of the cottage provides access to the rear garden for maintenance and waste.

In 2022, planning permission was submitted for a loft conversion to create a further bedroom complete with en-suite, which had a positive pre-application response.

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, many antique shops and fine food outlets. 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 small golf course at Westonbirt and an outstanding course at Minchinhampton. For children of school age there is Rose Hill Westonbirt prep school about 3 miles away and Beaudesert Park at Minchinhampton.

Tenure & Services

We understand the property is Freehold with a flying freehold. There is oil fired central heating, mains drainage and mains water.

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 and locate the property as you enter the village on the right hand side. Sat nav postcode SN14 6PT

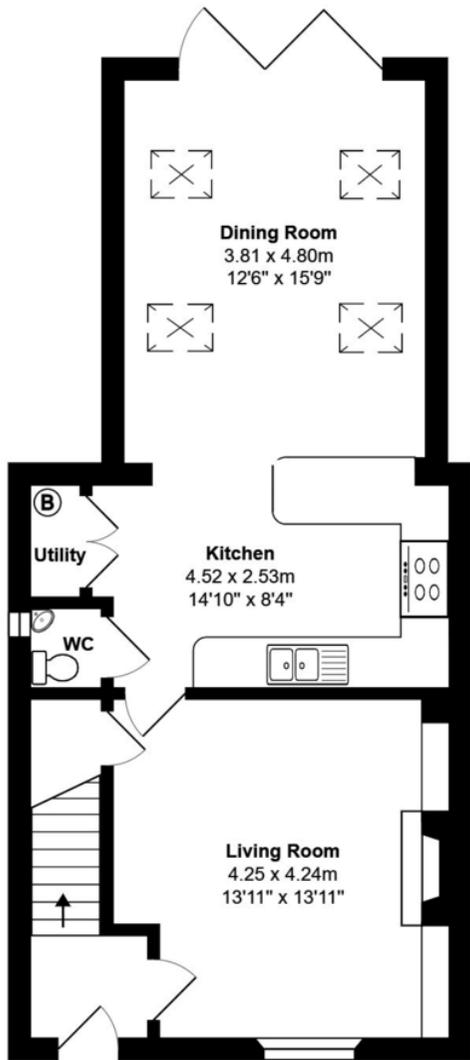
Local Authority

Wiltshire Council

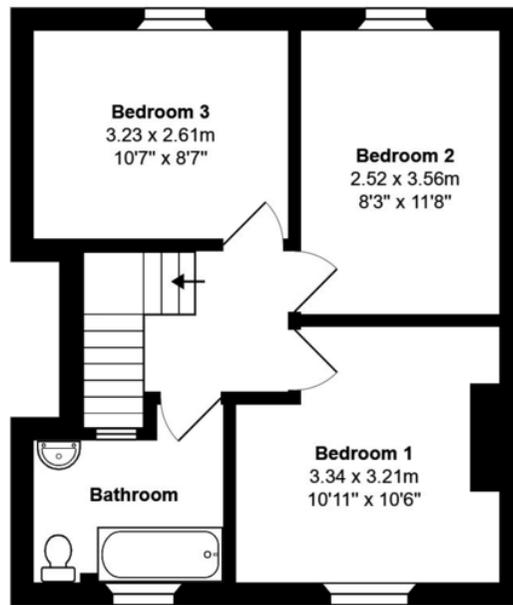
Council Tax Band

C £1,613





Ground Floor



1st Floor

Total Area: 95.4 m² ... 1027 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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