



St Giles Cottage, Lea, Malmesbury

£1,600 pcm

A newly refurbished 3 bedroom detached cottage in the sought-after village of Lea, on the outskirts of Malmesbury. Beautifully finished throughout with an abundance of character, this cottage is available from mid September 2024 for a long term let.

The Property

DESCRIPTION St Giles Cottage is a gorgeous, three bedroom period cottage, situated opposite the primary school in the sought-after village of Lea. The cottage has just been refurbished to a high standard throughout and comprises of a lovely and light kitchen/breakfast room, two well proportioned reception rooms and a large family bathroom with a shower over the bath on the ground floor. Upstairs are three good sized bedrooms and externally is a lovely garden, which will be mainly laid to lawn and off street parking.

SITUATION Lea is a pretty and very sought after village situated approximately two and a half miles east of Malmesbury surrounded by beautiful Wiltshire countryside with a network of footpaths and bridleways, ideal for those who enjoy the outdoor life. Lea has an excellent Primary School, a very good public house with restaurant and a parish church. Nearby Malmesbury, an ancient hilltop market town, is reputed to be the oldest borough in England. Today, the High Street has numerous independent shops, pubs and restaurants 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).

Directions

From Malmesbury, at the Priory roundabout adjacent to the medical centre, take the B4042 heading towards Royal Wootton Bassett. Take the left hand turning signposted to Lea and continue into the village. Follow the lane around through the village, passing the Rose & Crown, to locate the property on the right hand side opposite the primary school. Sat nav postcode SN16 9PG

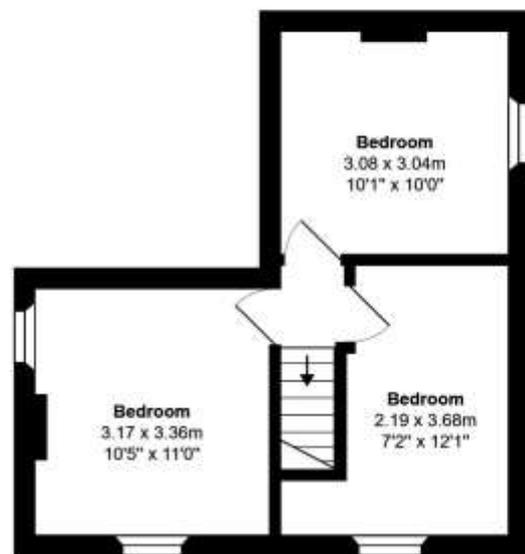
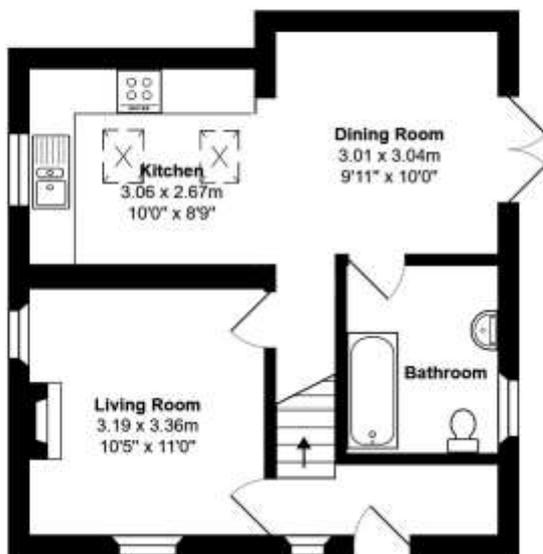
Local Authority

Wiltshire County Council

Council Tax

D £2,330

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Ground Floor

First Floor

Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only