



JAMES PYLE^{CO}



2 Shoemakers Cottage, Shoemaker Lane, Brinkworth, Chippenham, Wiltshire, SN15 5AG

Pretty period cottage
 Character accommodation
 South-facing mature garden
 2 double bedrooms
 Living room with fireplace
 Country style kitchen/dining room
 Private parking
 Village location with amenities
 No Chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £400,000

Approximately 811 sq ft

‘With a delightful south-facing garden and private parking, this attractive extended period cottage is tucked away in the village centre’



The Property

This pretty semi-detached period cottage is set within a pleasant position tucked away in the village of Brinkworth towards the rural edge whilst conveniently only a 5-minute walk to the village pub. Dating back 200 years, the property was formerly farm worker cottages and has been extended in modern years whilst retaining an array of character and charm. Today the accommodation displays features such as exposed stone, timber beams and original wide floorboards. The property has been well-maintained over the years having work completed for damp proofing and to the roof. The well-presented accommodation extends in all to 811 sq.ft. and comprises on the ground floor a central entrance hall, living room and kitchen/dining room. The living room has an exposed stone fireplace whilst the kitchen features an exposed stone wall, attractive stone flooring and is fitted with country style timber units. On the first floor there are two double bedrooms and a modern family bathroom

fitted with a shower over the bath.

A particular feature of the cottage is the south-facing garden which is predominately arranged to the front with a further patio terrace at the rear. The garden has been equally well maintained landscaped with a lawn interspersed with fruit trees, mature flower beds and is enclosed by hedging. A driveway to the side provides private parking for several vehicles.

Situation

Brinkworth is reputed to be the 'longest village in England' and is located between Malmesbury and Royal Wootton Bassett. The village has an excellent primary school and public house as well as parish church and an active village hall which in addition to hosting events also provides a post office counter once a week. The Three Crowns Pub has recently gone under new ownership by a very well-regarded local company serving great food while also hosting coffee

mornings. A village market happens every two weeks, plus there is a farm shop and the local dairy delivers milk on a weekly basis along with its cheese, cream and other produce it sells. A strong community spirit provides many village events activities throughout the year including fetes on the recreational field. The village is surrounded by beautiful countryside with ample walking routes to explore, meanwhile the Cotswold Water Park is only a 15 minute drive away. Malmesbury and Royal Wootton Bassett provide a wide range of facilities, schools including Malmesbury secondary school which is Ofsted rated Outstanding.

Junction 16 of the M4 is very convenient being only 6 miles away whilst there is easy commuter access to Bath, Bristol, Swindon and Cirencester. There are regular mainline services from Swindon, Kemble and Chippenham to London Paddington taking just over 60 minutes.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Available with no onward chain.

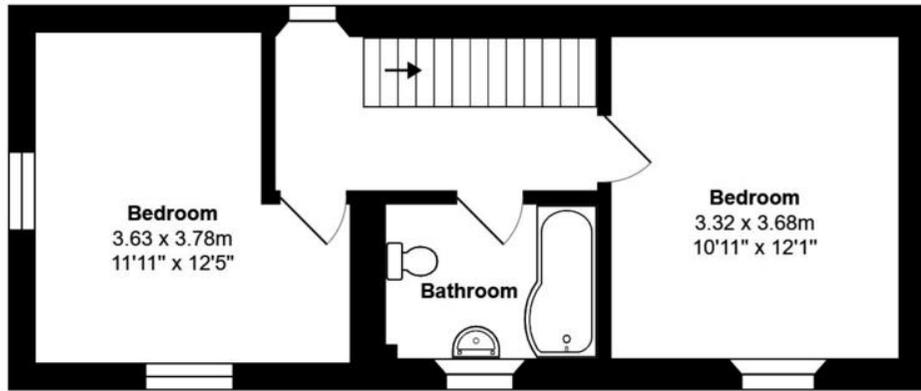
Directions

From Malmesbury, follow the B4042 all the way to Brinkworth. Enter the village, continue along the road passing the Three Cups pub, then about half way through the village take the sharp left hand turn into Shoemaker Lane signed towards the recreational ground. Locate the property then on the right hand side. Sat nav postcode SN15 5AG

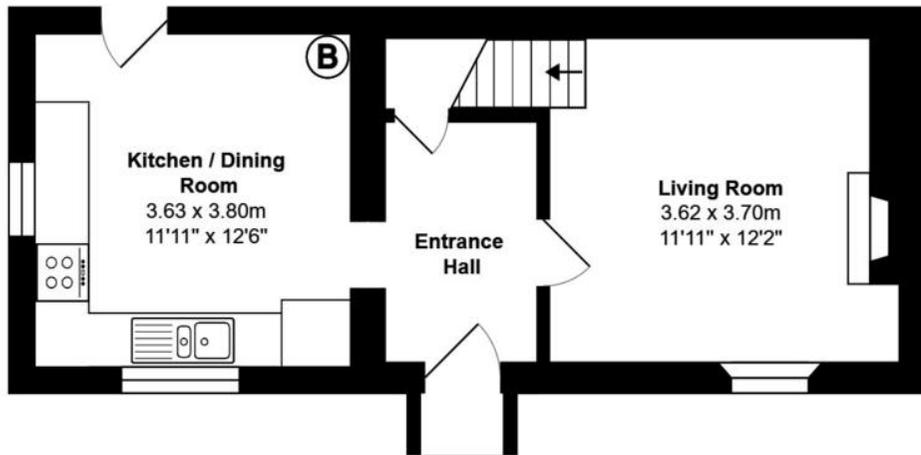
Local Authority
 Wiltshire Council

Council Tax Band
 D £1,934





First Floor



Ground Floor



Total Area: 75.3 m² ... 811 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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