



## 2 Manor Farm Cottages, Chelworth, Malmesbury, SN16 9SF

**£1,300 pcm**

A newly refurbished 3 bedroom terraced cottage in the lovely hamlet of Chelworth on the outskirts of Crudwell and a 5 min drive to Kemble station.

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## The Property

**DESCRIPTION** 2 Manor Farm Cottages is a mid-terrace three bedroom property which has just been extensively refurbished throughout. Situated on the edge of the attractive hamlet of Chelworth, the cottage has both a large front and back garden plus 2 outbuildings for storage. Internally, there is a good size reception room to the front of the cottage and a brand new fitted kitchen and breakfast at the back. Upstairs are two double bedrooms, one single bedroom and a new bathroom with a shower over the bath.

**SITUATION** Chelworth is an attractive rural hamlet, conveniently situated between the popular historic market towns of Malmesbury and Cirencester. The neighbouring village of Oaksey, which is within walking distance, has a pretty church, the Wheatsheaf Inn and a highly sought-after primary school, as well as retaining its well supported village shop and post office. To the south is the village of Crudwell which also has a primary school and a choice of pubs which includes the well-regarded Potting Shed for the food enthusiast. Both Malmesbury and Cirencester have a further range of facilities and schooling. The village is situated close to the Cotswold Water Park where a wide variety of activities can be enjoyed as well as a 9 hole golf course on the edge of

Oaksey. There is easy access to the commercial centres of Swindon and Bristol and beyond. The mainline rail services to London from nearby Kemble which is only a 5 minute drive away (Paddington c.75 mins).

### Directions

From Malmesbury, follow the A429 towards Cirencester. Pass through Crudwell, and take the next right hand turn signposted towards Chelworth. Follow the road into the village and Manor Farm Cottages are located on the left opposite Ch&F. Sat Nav postcode: SN16 9SF.

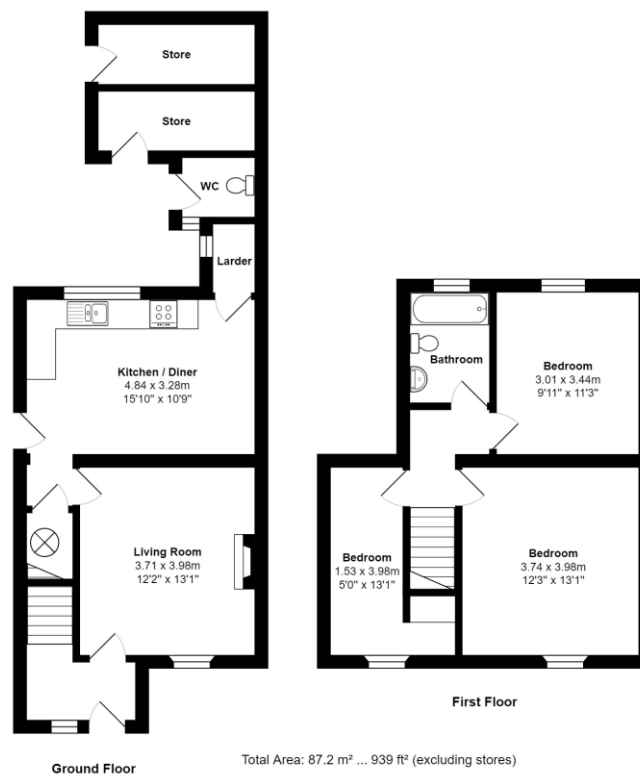
### Local Authority

Wiltshire Council

### Council Tax

D 2 2 2 0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



#### PROPERTY MISDESCRIPTIONS ACT 19

ownership of the sellers, therefore the Buyer must assume the information is incorrect, until verified by their own Solicitors. The same particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

ing order, fit for their purpose, or within the property or the validity of any guarantee.