



JAMES PYLE^{Co.}



19 The Street, Shipton Moyne, Tetbury, Gloucestershire, GL8 8PN

Quintessential period cottage
Pretty Cotswold stone elevations
Centre of sought-after village
3 bedrooms (2 double, 1 Single/study)
Large reception room with wood-
burner
Modern fitted kitchen and matching
utility room



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Approximately 893 sq ft

£1,700 pcm

‘Located in the centre of this sought-after village, a very pretty traditional Cotswold stone period cottage. Gated off-street private parking at the rear, wrap around garden and 3 bedroom accommodation.’



The Property

DESCRIPTION This quintessential period cottage is positioned at the heart of the highly sought-after village of Shipton Moyne. Constructed in 1862 with beautiful traditional Cotswold stone elevations, the cottage is set amongst by pretty, low maintenance gardens and private off-street parking at the rear. Internally, the well-presented accommodation has been updated to include a front dual-aspect reception room with stone fireplace, a fitted kitchen with integrated appliances and tiled flooring which continues to the utility room with adjoining WC. There is useful storage beneath the stairs. On the first floor there are three characterful bedrooms and a stylish bathroom fitted with a shower over the bath.

SITUATION Shipton Moyne is a beautiful and sought after Cotswold village situated 3 miles south of Tetbury. The popular Cat and Custard Pot pub is situated a few doors from the property whilst the village also has a village hall, church and a playing field. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 20 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.

Directions

The property is located at the village centre opposite the Cat & Custard Pot Inn, on the corner of Church Lane across from the village hall. Postcode GL8 8PN

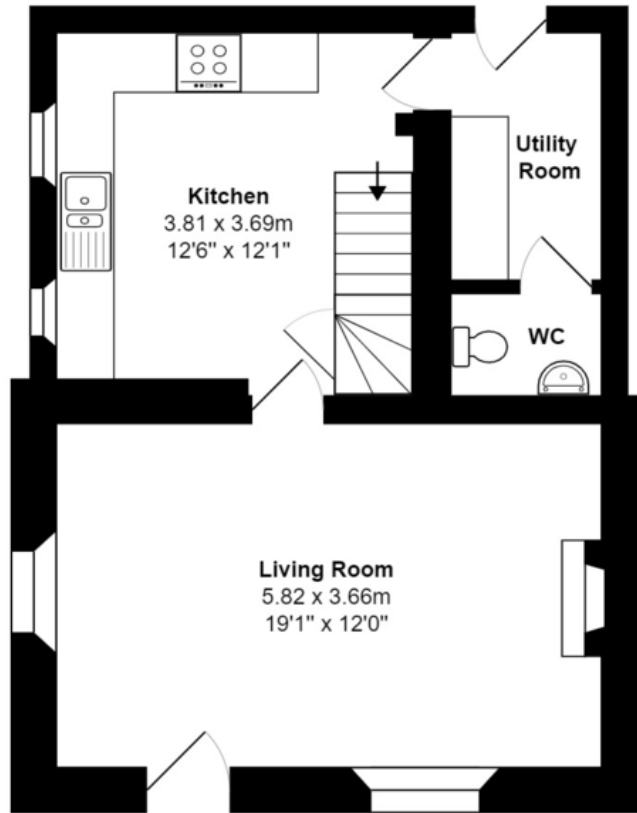
Local Authority

Cotswold District Council

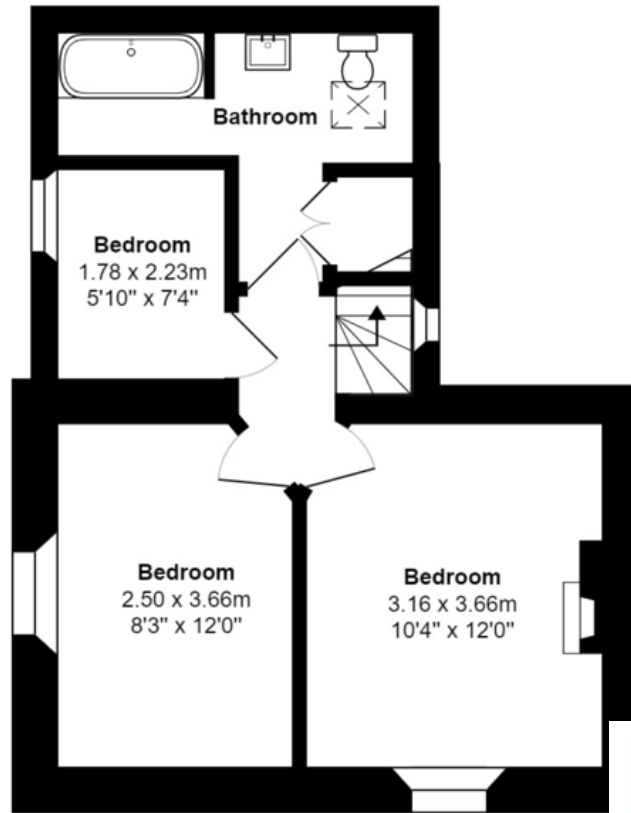
Council Tax Band

E £2,652





Ground Floor



First Floor

Total Area: 83.0 m² ... 893 ft²

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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