

POST OFFICE COTTAGE

Easton Grey, Malmesbury



MOORE ALLEN
& INNOCENT

POST OFFICE COTTAGE £ 1,950

Easton Grey, Malmesbury, SN16 0PS

A superb opportunity to rent this large and refurbished, four double bedroom, three reception room detached period property situated within the picturesque and sought-after village of Easton Grey in an area of outstanding natural beauty between Sherston, Westonbirt and Malmesbury.

Accommodation

Available mid-January and for a long let if desired, the unfurnished, centrally heated property has undergone an extensive programme of refurbishment and upgrades in recent times including new kitchen and bathrooms.

With good-sized accommodation arranged over two floors and retaining many delightful character features, the property offers comfortable and spacious living, ideal whether as a full-time home or maybe just an occasional country retreat?

The accommodation briefly comprises:

GROUND FLOOR

Entrance hall (3.95m x 3.33m) with staircase and door to:

Sitting room (5.09m x 4.23m) with open fireplace featuring a carved mantel and surround with a wide clay-tiled hearth. In addition, there is a window seat and glazed side door to garden.

From the entrance hall a door leads to:

Dining room (4.23m x 2.74m) with window seat and door to:

Kitchen (4.23m x 3.74m) featuring a modern range of fitted base and eye level kitchen units including integrated oven, hob, sink and drainer together with space and plumbing for fridge, freezer and dishwasher as required. There is a semi-glazed door providing access to the rear patio and garden.

From the entrance hall a door leads to:

Shower /cloakroom with low-level wc, pedestal wash hand basin, towel rail and a fully tiled walk-in shower cubicle.

From the sitting room a door leads to:

Utility room (4.22m x 2.18m) with oil-fired boiler supplying domestic hot water and central heating, together with sink unit and a further range of fitted storage units with plumbing for washing and laundry. There is also a side door providing access to the garden.



FIRST FLOOR

A staircase from the entrance hall leads to the first-floor landing with access to:

Bedroom 1 (4.23m x 3.10m) with a pair of fitted wardrobes with open shelving between.

Bedroom 2 (2.49m x 3.35m)

Bedroom 3 (4.23m x 2.74m) with shelved storage cupboard and door to:

Bedroom 4 (4.23m x 3.74m)

Bathroom - with matching suite of panelled bath, low-level w/c and wash hand basin. In addition, there is a heated electric towel rail, soft vinyl flooring and a useful airing cupboard.

Garden and Grounds

Externally the cottage benefits from a sizeable, enclosed garden to the side of the property which is laid mainly to lawn and enjoys a pleasant southerly aspect with lovely, elevated views towards the river Avon. There is also a secluded patio seating area and rear access to the sitting room, utility and kitchen.

Gigaclear ultrafast fibre broadband is available to connect and ideal for streaming or home working, thus further enhancing the appeal of this superb opportunity.

Close to Home

Easton Grey is a picturesque and largely unspoilt rural village surrounded by countryside and with the infant River Avon running through the centre. For day-to-day provisions the larger village of

Sherston is within 2 miles and features a village shop, 2 pubs, a cafe, doctor's surgery and primary school.

Situated on the southern edge of the Cotswolds, Malmesbury, c. 3 miles distant, is a traditional market town serving the rural area of North West Wiltshire. The high street has numerous independent shops, pubs and restaurants including a co-op store and a good-sized Waitrose supermarket. The area 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).





Services

We understand that mains water, telephone and electricity are connected. Oil fired heating and hot water system. Community sewerage system

Council Tax - Band G

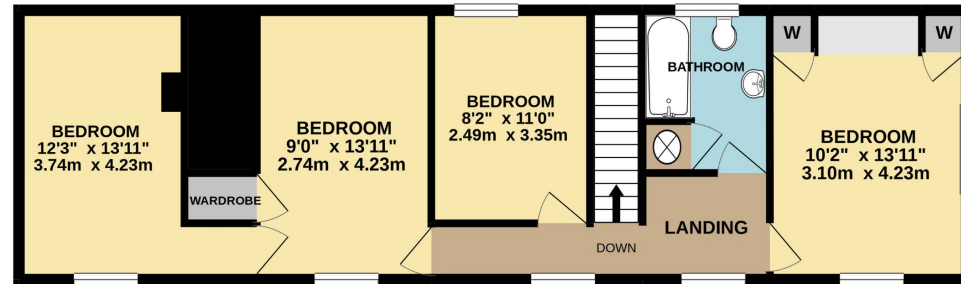
EPC – Band E-41

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent

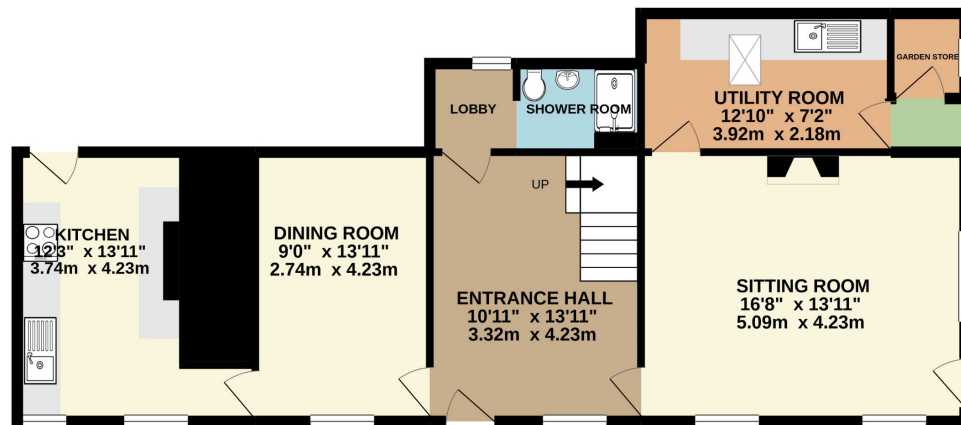


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1ST FLOOR 648 sq.ft. (60.2 sq.m.) approx.



GROUND FLOOR 790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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