



**The Old Cottages, Chelworth, Malmesbury, Wiltshire, SN16 9SF**

Cotswold stone period cottage  
Elegant interior with a wealth of character  
3 reception rooms  
AGA kitchen/breakfast room  
3 double bedrooms  
Bathroom and wetroom  
Good-sized front and rear gardens  
Village setting close to Kemble



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £775,000**

Approximately 1,819 sq.ft

‘This very pretty Cotswold stone cottage showcases a wealth of charm and character positioned in the rural village of Chelworth close to Kemble’



### The Property

The Old Cottages is a very pretty traditional Cotswold stone cottage with attractive gabled elevations under a stone tiled roof. Situated in the hamlet of Chelworth, the cottage is conveniently located for Kemble rail station, Cirencester, Tetbury and Malmesbury and is surrounded by Cotswold countryside and ample walks.

Originally three cottages, the surprisingly spacious accommodation exudes elegance with a wealth of character evident including exposed beams, magnificent stone fireplaces, a bread oven and salt box. The ground floor configuration includes three reception rooms and a traditional fitted kitchen/breakfast room with an electric AGA. In addition, there is a rear utility room with a gas hob and an updated wet room. On the first floor there are three double bedrooms, two of which have spectacular timber vaulted ceilings, and a family bathroom.

The cottage is screened behind quaint Cotswold stone walling enclosing the front lawn. The rear garden is of a good-size and also benefits from a great degree of security. The garden has been landscaped with gravelled and paved seating terraces, and steps up to a large lawn beside a delightful pond. There is a gated driveway to the side of the cottage which can provide off-street parking, and a shed and log store, which provide useful storage.

### Situation

Chelworth is an attractive rural hamlet, conveniently situated between the popular historic market towns of Malmesbury, Tetbury and Cirencester. The neighbouring village of Oaksey, which is within walking distance, has a shop and post office, a pretty church, the Wheatsheaf Inn pub and a highly sought-after primary school. 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. Malmesbury, Tetbury 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, Cheltenham, Bristol and beyond. The mainline rail services to London from nearby Kemble is only a 5 minute drive away (Paddington c.70 mins).

### Additional Information

The property is Freehold with oil-fired central heating, private septic tank drainage, and private water. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

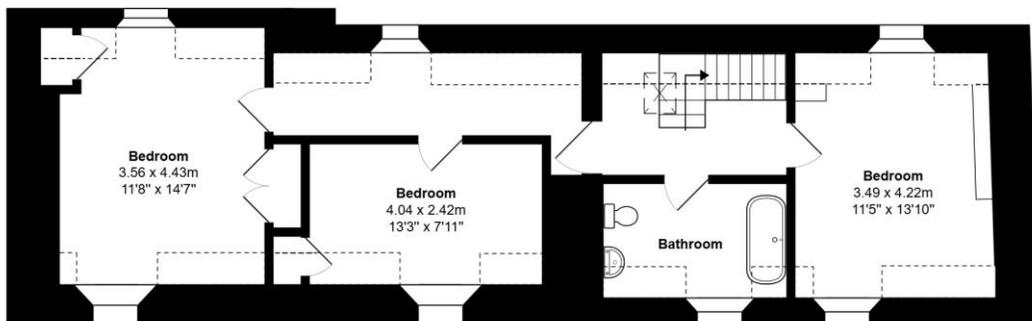
### Directions

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 locate the cottage on the left hand side.

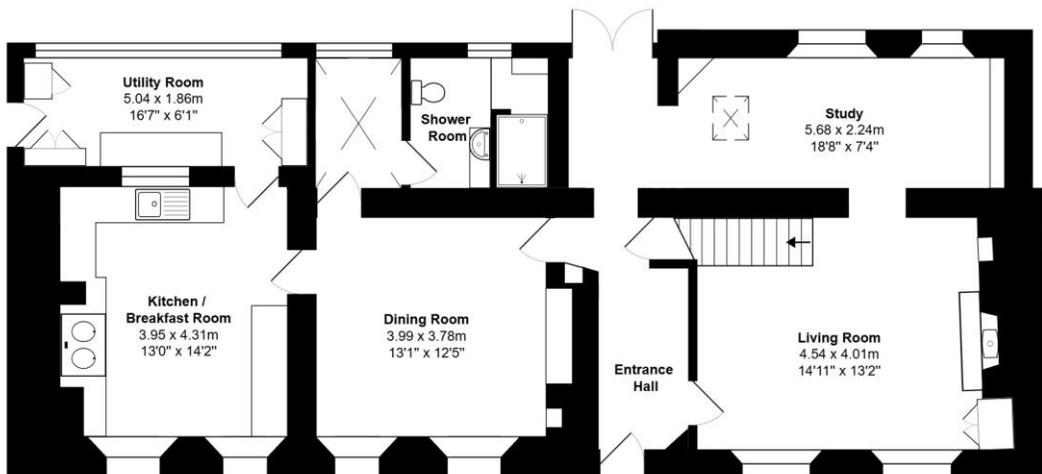
Postcode SN16 9SF

What3words: ///cookies.mavericks.definite





**First Floor**



**Ground Floor**

Total Area: 169.0 m<sup>2</sup> ... 1819 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			69
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			



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**COTSWOLD & COUNTY** (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

**LONDON** (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577