



Raybarrow Cottage, Nettleton Shrub, Nettleton, Chippenham, Wiltshire, SN14 7NN

Detached period cottage
 Superb garden and separate small paddock
 Peaceful countryside location ideal for the
 commuter
 3 bedrooms
 2 reception rooms
 Neptune fitted kitchen
 2 bathrooms
 Gated parking and garage
 Home office



Guide Price: £850,000

Approximately 1,959 sq.ft excluding outbuildings

‘Brilliantly located for the commuter seeking peace and quiet, this detached period cottage is beautifully presented with excellent outside space including a small paddock’



The Property

Raybarrow Cottage is a charming detached period home boasting a magnificent garden as well as a separate small paddock offering a great outdoor space for the smallholding hobbyist. Situated within the peaceful hamlet of Nettleton Shrub, the picturesque location benefits from being set amongst beautiful countryside while being equally well-connected for the commuter with Bath and Bristol both accessible within 30 minutes. Built in the early 1800s, the cottage has been substantially extended over the years and today offers tastefully presented accommodation with excellent proportions extending to around 1,959 sq.ft.

The ground floor layout opens to an impressive entrance hall with a vaulted ceiling and dual-aspect wood-burning stove linking to a family room. The kitchen/dining room has an additional convenient entrance in from the parking. The kitchen is fitted with a bespoke Neptune units and silestone quartz worktops incorporating a Smeg range cooker, dishwasher, microwave, and a boiler tap. There is an adjoining pantry to the side. The principal living room overlooks the garden with patio doors flowing out as well as a wood-burning stove set within a fireplace. There is a downstairs WC and separate utility room. On the first floor, there are three good-sized bedrooms all with lovely outlooks across the tranquil surrounds. The

main bedroom has the wonderful extra feature of a Juliet balcony looking across the garden. The family bathroom has been fitted as a shower room whilst there is a Jack & Jill en-suite fitted with both a roll-top bath and large walk-in shower.

Externally, the cottage has a total of c.0.31 acres including the small 0.11 acre paddock which is positioned across the leafy lane and accessed through a pedestrian gate. Adjoining the cottage, the main garden is arranged to the south-east across two lawn terraces with vibrant perennial borders of lavender and roses. Within the garden is a timber constructed home office with lighting, power and internet connected. Entered through double metal gates, there is a large private parking area in front of a garage. The cottage has ample further storage internally with a large loft accessible from the ground floor.

Situation

The property is rurally located within the little hamlet of Nettleton Shrub situated on the outskirts of the village of Nettleton and set amongst beautiful unspoilt 'Area of Outstanding Natural Beauty' Wiltshire countryside. There are excellent walking routes available almost immediately off the doorstep with a choice of off-road bridleways and footpaths to explore. Nettleton Shrub has many charming villages within

easy reach including Burton, Castle Combe, Acton Turville, Marshfield and Yatton Keynell which between them host an array of local club and village hall activities. Burton lies 1.5 miles away and has a new farm shop and café, as well as the popular pub The Old House at Home. The picturesque village of Castle Combe is a 5-minute drive away whilst the prestigious Manor House Hotel is within walking distance and boasts an 18-hole golf course and a Michelin star restaurant. Acton Turville has a village shop and post office, and a highly sought-after Primary School. The larger village of Yatton Keynell also has a shop with post office, and an excellent Primary School. Marshfield is a short drive away which offers a good range of further amenities including a primary school, two pubs, post office, garage, general stores and doctor's surgery. There is an active Church community within the villages of Burton, Nettleton and West Kington. The cultural city of Bath (25 minutes' drive) and the town of Chippenham (15 minutes) have a comprehensive range of facilities and excellent Secondary Schools. Chippenham train station has regular services to London, whilst Junctions 17 and 18 of the M4 motorway are equally convenient providing excellent access to Reading, Swindon, London, Bristol and the M5 towards Cheltenham and Gloucester. The Badminton Estate which is home to the world-famous Badminton Horse Trials is only a 10-minute drive away. Other sporting pursuits include golf at Castle Combe

which also has a motor racing circuit and horse racing at Bath and Cheltenham.

Additional Information

The property is Freehold with oil-fired heating, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band F.

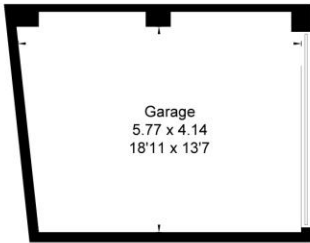
Directions

From the B4039 at the Salutation Inn crossroads, take the turning signposted towards Nettleton heading south. Follow this lane for approx. 1mile and then take the second right hand turn to Nettleton. Follow this lane and locate the property on the right hand side.

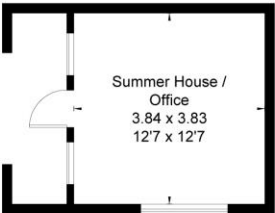
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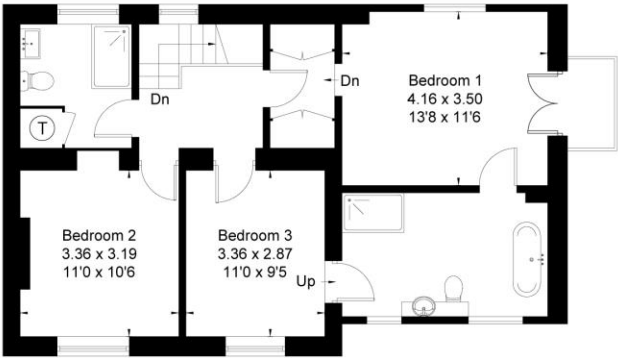
Approximate Floor Area = 182.0 sq m / 1959 sq ft
Garage = 24.6 sq m / 265 sq ft
Summer House = 20.0 sq m / 215 sq ft
Total = 226.6 sq m / 2439 sq ft



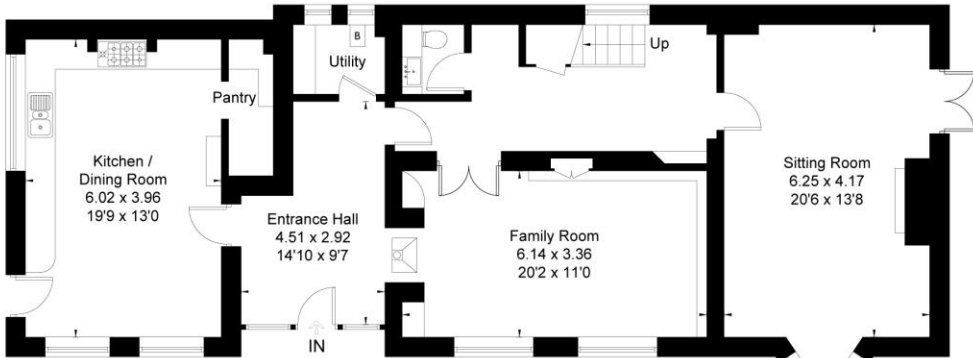
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Garage



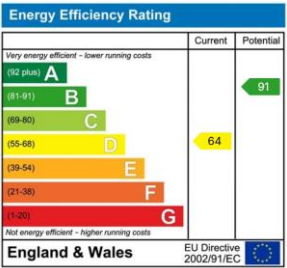
(Not Shown In Actual Location / Orientation)
Summer House



First Floor



Ground Floor



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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