

Shepherd's Cottage, 1 School Lane, Castle Combe, Chippenham, Wiltshire, SN14 7HJ

Quintessential period cottage
 Highly sought-after Cotswold village destination
 Set along a private no-through lane with allocated parking
 Extended and upgraded accommodation
 Stunning oak-framed kitchen/dining room
 3 bedrooms plus study/dressing room
 Cosy living room with wood-burner
 Home office
 Beautifully landscaped garden
 Lovely views over fields



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £795,000

Approximately 1,515 sq.ft excluding home office

‘Positioned along a private lane with views across fields in this highly sought-after Cotswold destination, this charming period cottage has been beautifully upgraded and extended’



The Property

Shepherd's Cottage is a pretty, quintessential period cottage located in the highly desirable Cotswold village of Castle Combe. The cottage is positioned within an elevated setting along a private no-through lane on the edge of the village away from the hustle and bustle. The current owners have made significant improvements to the cottage remodelling the interior to flow superbly alongside a stunning new oak-framed kitchen/dining room. The accommodation displays an array of charming period features, spanning over three floors and extending to over 1,500 sq.ft.

The cottage is entered through a newly configured entrance hall which features beautiful parquet flooring and generous fitted shoe and coat storage. The cosy living room has a large fireplace at the focal point with a wood-burning stove inset. The magnificent oak-framed kitchen/dining room is located on the first floor with double doors spilling out to the garden. Benefitting from underfloor heating, the kitchen

has been fitted complete with integrated appliances including a dishwasher, fridge/freezer and double oven. There is a matching utility room adjoining. The bedroom accommodation is arranged over the first and second floor comprising three double bedrooms and an occasional single bedroom or dressing room/study. There is a main family bathroom located on the first floor with a shower over the bath, whilst the top floor attic bedroom is accompanied by a stylish en-suite shower room. The accommodation has a lovely outlook across the fields opposite.

Shepherd's Cottage has wonderful gardens arranged to the side and rear as well as a terrace at the front bound by railings. The gardens have been thoughtfully landscaped incorporating fantastic additions include a home office and a timber gazebo with a seating terrace beneath providing a perfect area for alfresco dining and entertaining. The home office is insulated complete with heating, power and wifi connections. The garden is predominately laid to lawn interspersed with mature trees and there is

a further patio terrace off the kitchen. There is parking for one car on School Lane.

Situation

The very pretty South Cotswolds village of Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Dolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

Additional Information

The property is Freehold with oil-fired heating, underfloor heating in the kitchen, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. The cottage is not Listed. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. The neighbouring cottage has a right of way through the garden for access to their own garden. Wiltshire Council Tax Band E.

Directions

From the village centre by the Market Cross, follow The Street north to ascend the hill. Locate School Lane on the sharp left and number 1 is the first house on the right.

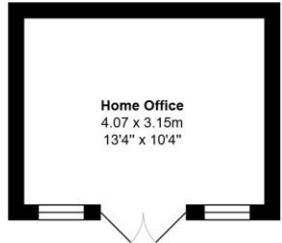
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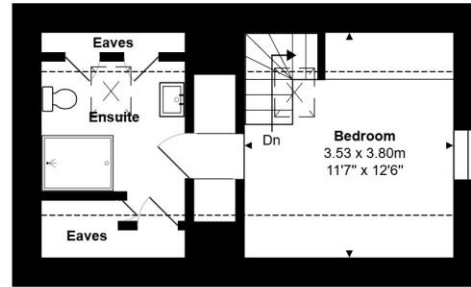
Total Area: 140.8 m² ... 1515 ft² (excluding home office)

All measurements are approximate and for display purposes only

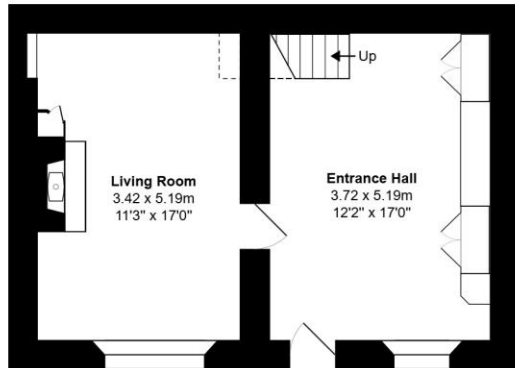
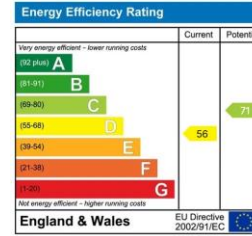


Home Office
4.07 x 3.15m
13'4" x 10'4"

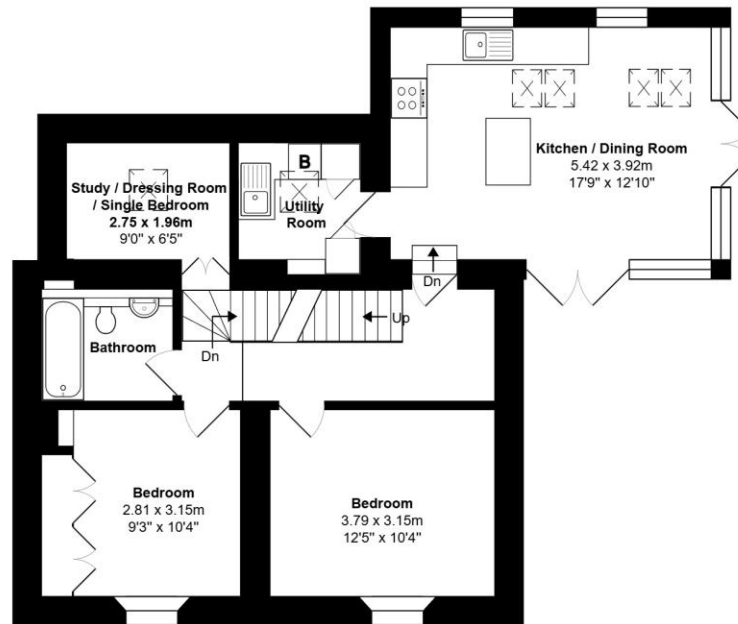
Not shown in actual location.



Second Floor



Ground Floor



First 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