



St Giles Cottage, Lea, Malmesbury, Wiltshire, SN16 9PG

Detached cottage
Updated interior
3 bedrooms
Living room
Kitchen/dining room
Good-sized plot
Private parking
Popular village location
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £475,000

Approximately 801 sq.ft

‘Situated in the desirable village of Lea, this detached cottage sits in a good-sized plot with an updated 3 bedroom interior’



The Property

St Giles Cottage is a gorgeous, three-bedroom period cottage, situated opposite the primary school in the sought-after village of Lea. The cottage has just been refurbished to a high standard throughout and comprises of a lovely and light kitchen/dining room, a cosy living room, and a large family bathroom with a shower over the bath on the ground floor. Upstairs are three good sized bedrooms. Externally there is a lovely garden mainly laid to lawn and plenty of off-street parking.

Situation

Lea is a pretty and very sought after village situated approximately two and a half miles east of Malmesbury surrounded by beautiful Wiltshire countryside with a

network of footpaths and bridleways, ideal for those who enjoy the outdoor life. Lea has an excellent Primary School, a very good public house with restaurant and a parish church. Nearby Malmesbury, an ancient hilltop market town, is reputed to be the oldest borough in England. Today, the High Street has numerous independent shops, pubs and restaurants and a regular weekly Farmer's market whilst the town 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).

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

Agents Note: The images were taken before renovations were completed.

Directions

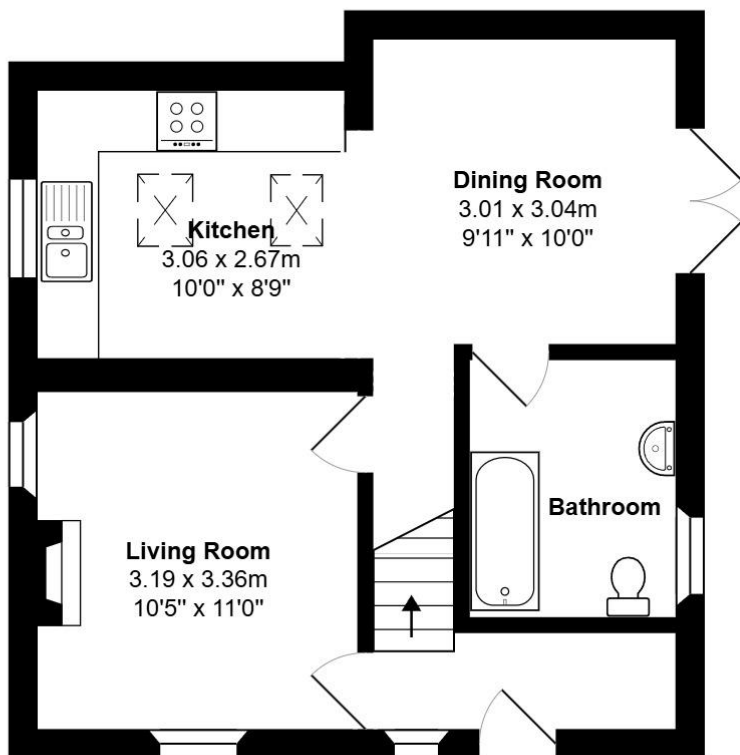
From Malmesbury Waitrose roundabout, follow the B4042 towards Brinkworth. Take the next left hand turn signposted to Lea. Proceed all the way through the village to locate the property as the last on

the right hand side directly opposite the school.

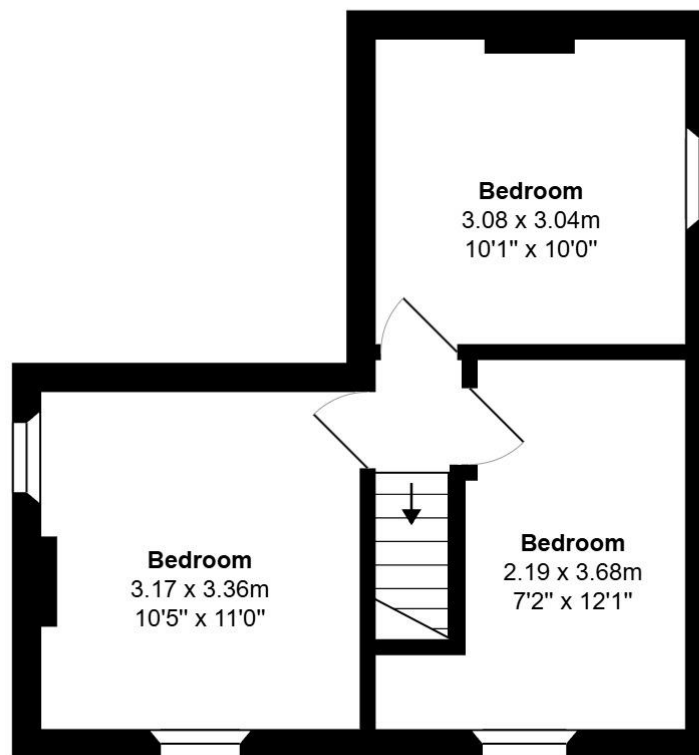
Postcode SN16 9PG

What3words: ///goat.actual.disengage





Ground Floor



First Floor

Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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