



JAMES PYLE & Co.

Hope Cottage, Cole Park, Grange Lane, Malmesbury, SN16 0AA



Stunning Grade II Listed Period House  
Exclusive Countryside Location  
3 Double Bedrooms  
3 Bathrooms  
An ideal weekend retreat  
Available now, long-term let

Approximately 1,362 sq ft



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jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**£3,000 pcm**

“Hope Cottage is situated within the privacy of an exclusive countryside location a short distance from Malmesbury, an elegant and stunning Grade II Listed period home”



### The Property

**DESCRIPTION** This stunning Grade II listed period home is situated within the privacy of an exclusive countryside location a short distance from Malmesbury. The house has been completely refurbished in the last few years and includes a stunning kitchen/breakfast room, a cosy living room complete with a wood burner, three double bedrooms all with their own en-suite bath or wet room and a secluded garden.

The property has been renovated to an exceptionally high standard

and benefits from Biomass woodchip central heating. There is ample parking available. Available now on a long-term basis. **The rent is inclusive of heating, electricity, water and a gardener.**

**SITUATION** Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough

in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store 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)

**Local Authority**  
Wiltshire Council

**Council Tax Band**  
E £2,434







GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 820 SQ.FT.  
(76.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.  
Made with: Metreplan (2016)



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