



## Lime Tree Cottage, Warren Farm, Knockdown, Tetbury, GL8 8QY

**£1,600 pcm**

Lime Tree Cottage is a charming two bed, with spacious bedrooms, plenty of living space downstairs and a large kitchen/dining area. Beautiful period features are present throughout the house, which gives it a cosy feel. It is situated within a small cluster of houses in Knockdown, only a small drive away from Tetbury. Sorry, no pets.

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## The Property

**DESCRIPTION** Lime Tree Cottage is a charming two bed, with spacious bedrooms, plenty of living space downstairs and a large kitchen/dining area. It is situated within a small cluster of houses in Knockdown, only a small drive away from Tetbury. Sorry, no pets.

**SITUATION** Knockdown is a small rural hamlet with a public house located only 5 miles away from the market town of Tetbury and about a mile from the famous Westonbirt Arboretum and is located in the heart of Beaufort Country being in the midst of the Badminton Estate. The larger village of Sherston is only 2 miles away with two pubs, a shop, sought after Primary School and doctors. Both the market towns of Malmesbury and Tetbury offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools including Malmesbury School which is an 'Outstanding' comprehensive and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.

## Directions

From the Holford Arms head towards Didmarton on the A433 and take the fourth left. Sat Nav postcode GL8 8QY.

## Local Authority

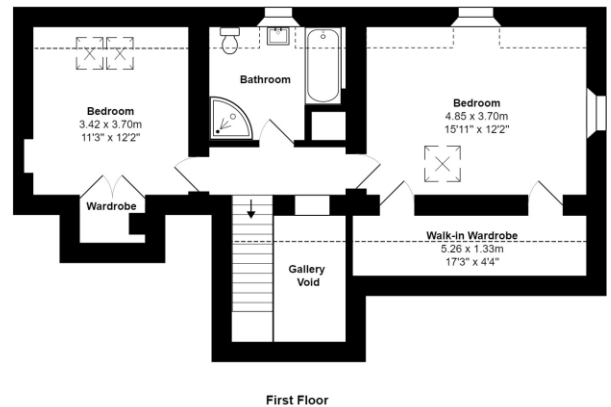
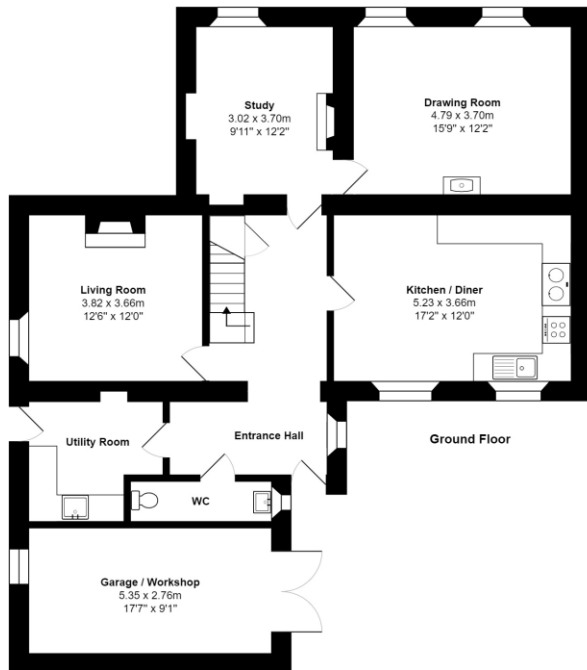
Wiltshire Council

## Council Tax

A £1,478

12/29/2020 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E	46   E	
21-38	F		
1-20	G		



Total Area: 177.8 m<sup>2</sup> ... 1914 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only