



1 Angrove Cottage, Rodbourne

Offers in excess of £550,000

A spacious semi-detached cottage (1677 sq ft), in a glorious rural location surrounded by farmland.

3 double bedrooms, large bathroom. 3 reception rooms, kitchen, cloak/utility room.
Detached double garage, large studio/home office, large garden.
NO ONWARD CHAIN



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Location

Rodbourne is a thoroughly rural and unspoilt location about 3 miles south of Malmesbury, which caters for everyday shopping requirements and has a Waitrose supermarket. Chippenham 8 miles distant has train services to Paddington. There is easy access to the areas major employment centres of Swindon, Bath and Bristol via junction 17 of the M4 which is about 4 miles distant.

The Property

Located on the edge of this hamlet, and set half a mile down a recently resurfaced no-through road, this spacious semi-detached cottage originally formed part of the adjacent Angrove Farm. When the railway line was constructed in the late 1800's, the cottages were demolished and rebuilt in their current location. Both cottages have been substantially extended in recent years and No. 1 benefits from a detached double garage and studio building. There is considerable further potential for enlargement. Apart from the sporadic passing of trains, the location is otherwise extremely peaceful and well off the beaten track. Three phase electricity is available to the property, should someone wish to create a workshop facility.

The Accommodation

The front door leads into an entrance lobby with a door off into the family room, which has a stone corner fireplace, a shelved recess and stairs to the first floor with a cupboard under. Beyond is the large sitting room with an open fireplace and cast iron surround. There are dual aspect windows and a door into the conservatory at the rear, which has external doors on three sides. Off the family room is the dining room, which has double doors onto a patio and a door to the kitchen. This has a range of units including an electric double oven and hob, space for a slimline dishwasher and a fridge. A door off leads to a small hall connecting to the entrance lobby with the cloak/utility room off.

On the first floor is large landing, off which are three bedrooms, all with built-in wardrobes and a large family bathroom with separate shower. The original loft has a cut roof. It is part boarded with a ladder and light, while the newer extension is pre-formed trusses.

Outside

A five bar and separate pedestrian gate lead to a large gravelled drive and turning area adjacent to the double garage. There are lawned areas either side of the drive and a host of mature trees and shrubs throughout the garden. There are a number of paved and decked seating areas and a detached studio in the bottom corner measuring 4.18m by 4.17m (13'9" by 13'8") with power and light.. This would make an excellent home office or similar.

Double Garage

5.42m by 5.31m (17'9" by 17'5")

Electric up and over door. Power and light plus door to side.

Services

Mains water and electricity are connected. Private drainage to a septic tank. External Grant oil fired boiler for central heating and hot water.

Local Authority

Wiltshire Council Offices, Monkton Park, Chippenham, Wilts, SN15 1ER. Tel: 01249 706111, www.wiltshire.gov.uk

Council Tax

Band E - £2294.29 for 2017/18.

Directions to SN16 0ET

Proceed out of Malmesbury heading south on the A429. Turn left signposted Startley and on the brow of the hill, turn left onto Angrove Lane, denoted by our For Sale board. Continue for just over half a mile and the property is the far side of the pair of cottages on your right.

