

Manor Cottages, Norton, Wiltshire, SN16 0JX



A charming semi detached cottage | Four bedrooms
Sympathetically restored and extended some 20 years ago | Beautiful quiet location
Useful outbuilding/workshop | EPC E

£425,000

Manor Cottages,

Norton, Wiltshire, SN16 0JX



4 Bedrooms



1 Bathroom



2 Receptions

Manor Cottages is a charming natural stone double fronted semi detached cottage, enjoying a delightful semi rural setting in this small peaceful hamlet. Built just over a 100 years ago, the cottage was extremely well extended in 1998 with matching leaded windows and clay tiled roof and this has helped to make it a very comfortable home in an idyllic setting.

The accommodation consists of an entrance hall with staircase to landing. Off the hall to one side is a useful study/music room. The well proportioned sitting room has its original parquet tiled floor and a log burner in the feature fireplace. Across the back of the cottage the kitchen/dining room has a smart range of oak shaker style units comprising base cupboards and drawers with matching wall cupboards and granite work surfaces together with a its original solid wood door into the rear garden. Beyond this is a useful utility room with Belfast sink and cloakroom with a white suite of low level WC and wash hand basin.

At first floor level the master bedroom has a built in double wardrobe. Bedroom two has a range of fitted wardrobes, there

is a further bedroom, a study/nursery and a smart family bathroom comprising white suite with a 'P' shaped shower bath with a power shower over plus low level WC and pedestal wash basin.

The cottage has the benefit of an oil fired radiator central heating system with a modern outside boiler. The windows to the front are traditional leaded items whilst to the rear they have been more recently replaced with double glazed timber casement units.

The main garden is west facing - enjoying the sun from late morning to the end of the day. On the opposite side of the cottage is a useful gravel driveway with double timber gates opening on to space to park two cars. In the corner of the drive is a very useful outbuilding/studio plus an adjacent wood store.

Amenities

This lovely cottage is within the charming hamlet of Norton just 4 miles from Malmesbury and 3 miles from Sherston. The renowned Vine Tree public house is within walking distance. On





the southern edge of the Cotswolds Malmesbury is an ancient market town steeped in history, the High Street has numerous independent shops, pubs, cafes and restaurants with a regular farmers market. Waitrose can be found on the edge of the town. Malmesbury also offers an excellent choice of primary and secondary schools with good recreational and leisure facilities. The M4 motorway can be accessed at junction 17 and offers fast road links to Bristol and Swindon and onto London and the West Country. Main rail line services are available from Chippenham and Kemble.

Directions

From our office in the centre of Tetbury continue down Church Street which becomes Bath Road on the A433. On approaching Westonbirt Arboretum. Turn left just before the Hare and Hounds Hotel at the crossroads and continue to Easton Grey. On arriving at the B4040, turn left towards Malmesbury for a few hundred yards then turn right and follow the signs south to Norton. On arriving in the village turn right and after a couple of hundred yards turn left, park on the lane where you will see an ornate iron gate where a path leads to front of the house (this should be marked with our board).

Services & Tenure

We believe the property is served by mains electricity and water, with oil central heating and a shared septic tank. The vendor informs us that the Tenure is Freehold. Please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

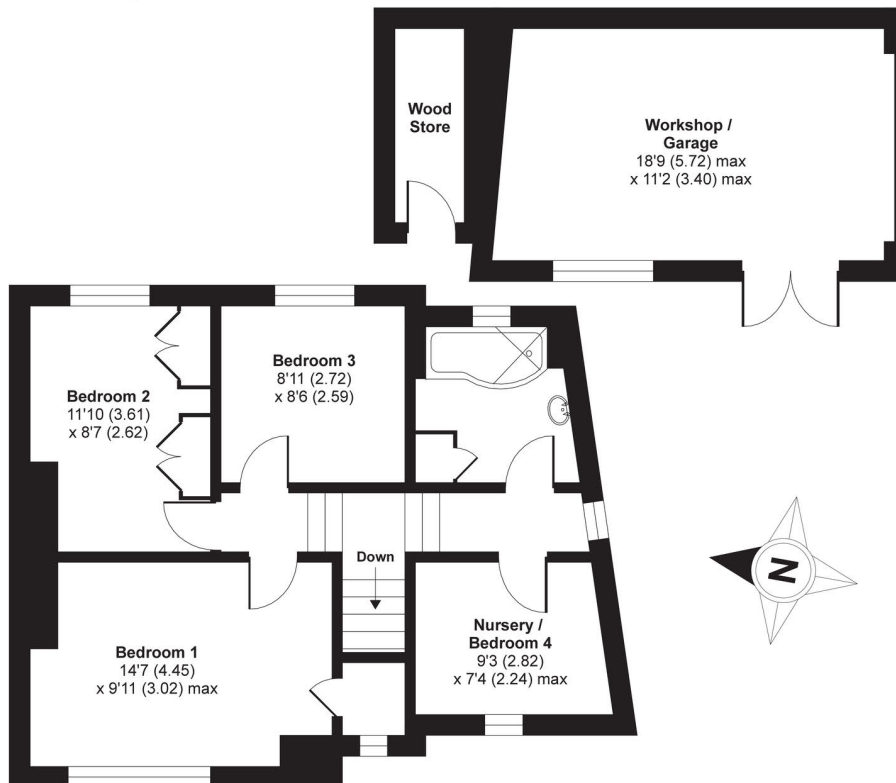
Wiltshire Council

Ref: PH/KW/01022019

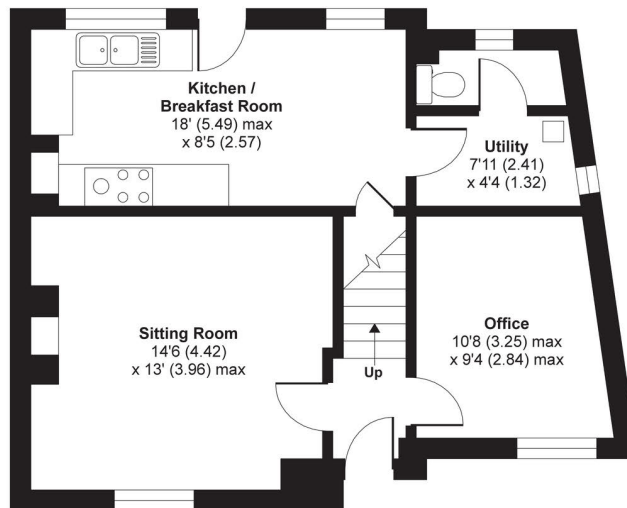


Manor Cottages, Norton, Malmesbury, SN16

APPROX. GROSS INTERNAL FLOOR AREA 1306 SQ FT 121.3 SQ METRES
(INCLUDES GARAGE / WORKSHOP & EXCLUDES WOOD STORE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.