



JAMES PYLE^{Co.}



Church Cottage, Market Place, Castle Combe, Chippenham, Wiltshire, SN14 7HT

Double Fronted Detached Period House
Grade II Listed
Quintessential Cotswold Village
Location
Spacious Character Accommodation
4 Bedrooms, 2 Bathrooms
3 Receptions
Walled Garden
2 Separate Garages



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Approximately 2,034 sq ft

Price Guide: £750,000

‘Set in the very heart of the unspoilt picturesque Cotswold village of Castle Combe, Church Cottage is a very pretty double fronted detached Grade II Listed home with over 2,000 sq.ft of character accommodation’

The Property

Church Cottage is a Grade II Listed detached house dating back to the 17th Century showcasing a wealth of fine period features throughout. With most attractive Cotswold stone elevations, Church Cottage occupies a prominent position at the very heart of the picturesque and quintessential Cotswold village of Castle Combe, overlooking the market cross at the front and the adjoining 13th Century church. The characterful and deceptively spacious accommodation spans over three floors extending to just over 2,000 sq.ft. and features exposed timber beams, natural stone fireplaces, stone mullion leaded windows and solid oak flooring.

The ground floor layout includes two dual-aspect front reception rooms both with charming fireplaces and bay windows, whilst a further snug also features a wood burning stove and boasts a high vaulted

ceiling displaying exposed timber beams. At the rear, there is a country style fitted kitchen with integral appliances and access to the garden and downstairs WC. On the first floor, there are three characterful double bedrooms and a family bathroom finished with panelling and marble tops. The impressive master bedroom occupies the entire top floor complete with an ensuite modern shower room.

The property is set behind a low stone wall with established planting over the pretty double fronted elevation. The walled garden is arranged to the side of the property with double gates providing street access. The garden is landscaped for easy maintenance with paved terraces and raised planter borders. There are two separate single garages nearby providing the rare advantage of parking within the village.



Tenure & Services

We understand the property is Freehold with LPG central heating, mains water and drainage.

Situation

The very pretty South Cotswolds village of Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Doolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent

road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

Directions

The property is located at the very centre of the village, next to the church and overlooking the market cross. Sat nav postcode SN14 7HT

Local Authority

Wiltshire Council

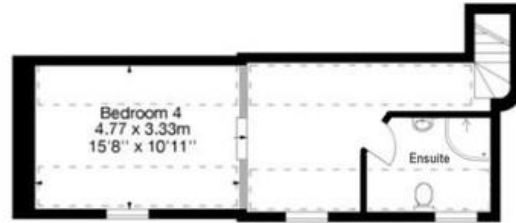
Council Tax Band

G £3,068

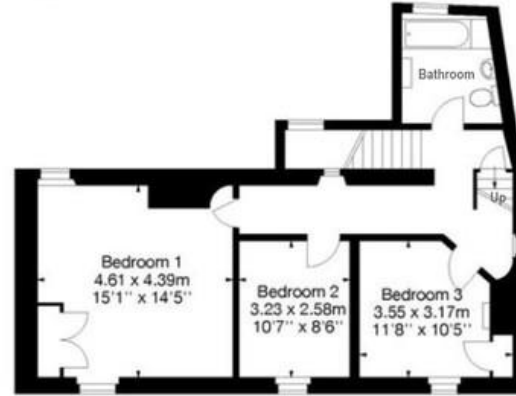


Church Cottage,
Castle Combe, SN14 7HT
Approx. Gross Internal Area
2034 Sq Ft - 189 Sq M

Garages
Approx. Gross Internal Area
299 Sq Ft - 27 Sq M



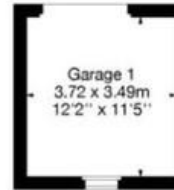
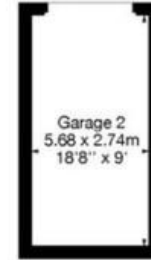
Second Floor



First Floor



Ground Floor



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