



The Hayloft

Newly Converted  
1 Bedroom  
Maisonette  
in Knockdown

£1,250 Per Month

The Hayloft  
Warren Farm  
Knockdown  
GL8 8QY



Victoria Allman  
lettings

- Newly converted character one-bedroom maisonette
- High specification open-plan kitchen / living room
- Stunning bathroom with walk-in shower
- Separate study / occasional bedroom
- Utility area
- Secure off-street parking
- Council Tax Band B (Wiltshire)
- EPC Rating
- Sorry, not suitable for pets
- Available from late February



## SUMMARY

A beautifully presented, newly converted one bedroom maisonette in the hamlet of Knockdown, near to Sherston and the historic market town of Tetbury.

The Hayloft offers a mix of traditional and modern living with a blend of character features and modern appliances and fittings, providing a perfect country base for a couple or single professional.

Available unfurnished from the end of February. Sorry, not suitable for pets or children.



## DESCRIPTION

The Hayloft is a newly converted and hugely characterful one-bedroom maisonette located in the rural hamlet of Knockdown set amongst a small collection of residential homes of similar converted farm buildings.

On entering the property there is a hallway with stairs leading to the main accommodation upstairs, as well as a handy utility area. Upstairs the accommodation opens up into a light and spacious open plan living room and kitchen with original character beams, slit windows and painted brick walls. The beautifully presented kitchen is complete with shaker-style fitted units, white-tiled walls and integrated appliances including a fridge, dishwasher, electric oven and hob. Off the living room and via a quirky stone arch there is a study which could also be used as an occasional bedroom. There is a good size double bedroom and a stunning Jack & Jill bathroom with a walk-in shower which connects to the bedroom and main living area.

Externally, there is a private courtyard garden and secure off-street parking for two cars.

## LOCATION

Knockdown is a small rural hamlet located on the edge of the Badminton Estate and about a mile from the famous Westonbirt Arboretum. There is a popular pub, The Holford Arms, just a few minutes walk from The Hayloft, and a garage and store less than a mile away in Didmarton. The larger village of Sherston is in easy reach offering a broad range of facilities including a post office and general store, doctors' surgery, and the excellent Rattlebone pub. The market towns of Tetbury and Malmesbury are just 15-20 minutes drive away.

Knockdown is well located for commuters - junctions 17 & 18 of the M4 are within 15 minutes' drive providing easy access to Bath, Bristol and Swindon whilst rail services to London Paddington are available from Chippenham and Kemble.





Total Area: 85.2 m<sup>2</sup> ... 917 ft<sup>2</sup> (excluding gallery void)

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and electric heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoor, variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS

Travelling southwest on the A433 from Tetbury, continue passed The Holford Arms public house in the direction of Didmarton. From The Holford Arms, take the fourth turning on the left into Warren Business Park. Continue down the drive and across the car park. Look out for the sign for The Hayloft.

Postcode: GL8 8QY

What3Words:

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## CONTACT

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