



3 Bedroom
Country House
on the edge of
Malmesbury

£3,000 PCM

Hope Cottage
Malmesbury
SN16 0AA



Victoria Allman
lettings

- Stunning Grade II listed period house
- Exclusive location providing an ideal country retreat
- 3 double bedrooms
- 3 bathrooms
- EPC Rating D
- Council Tax band E - £2,506 pa
- Rent inclusive of heating, electricity, water, internet & gardener
- Available end of October on a long-term let



3



3



1



D

SUMMARY

Hope Cottage is a stunning three bedroom Grade II Listed period home situated within the privacy of an exclusive countryside location on the outskirts of Malmesbury. The property is exceptionally well presented throughout, and offers the perfect retreat for those seeking tranquillity in beautiful rural surroundings.

Hope Cottage is available on a long-term let from the end of October.

DESCRIPTION

This beautiful Grade II listed period home has been completely refurbished to a high specification throughout. You enter Hope Cottage from an elegant courtyard into a welcoming entrance hall which brings you into a cosy living room complete with a woodburning stove. This then leads into a stunning kitchen / dining room with views onto the secluded garden to the rear. Upstairs there are three double bedrooms and three beautifully presented bathrooms.

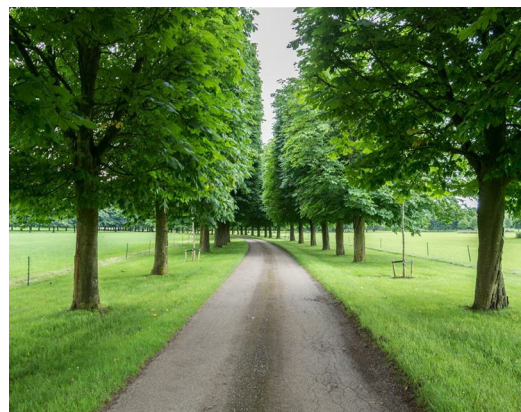
Hope Cottage benefits from biomass woodchip central heating and there is ample parking available. The rent is inclusive of heating, electricity, water and internet, as well as a maintained garden.

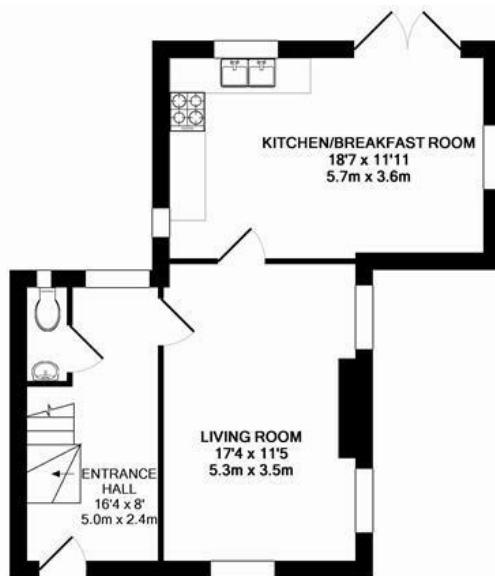
SITUATION

Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great.

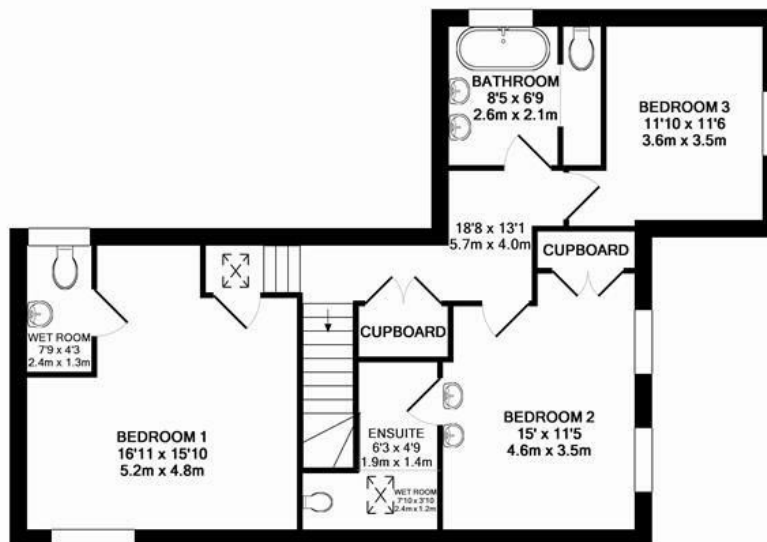
Today, the town offers numerous independent shops, pubs and restaurants including a Waitrose store and a regular weekly Farmer's market. There is an excellent choice of private and state schools catering for all ages. Malmesbury and the surrounding towns and villages also offers a broad range of recreational and leisure facilities to suit all tastes.

The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bath, Bristol and Swindon together with London and the West Country. Mainline rail services are available from Chippenham and Kemble (London Paddington in around 75 minutes).





GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 820 SQ.FT.
(76.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Directions to the property will be provided on appointment.

CONTACT

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