



2 Bedroom
Cottage in
Upper Seagry

£1,900 PCM

Oxen Cottage
Nables Farm
Upper Seagry
SN15 5HB



Victoria Allman
lettings

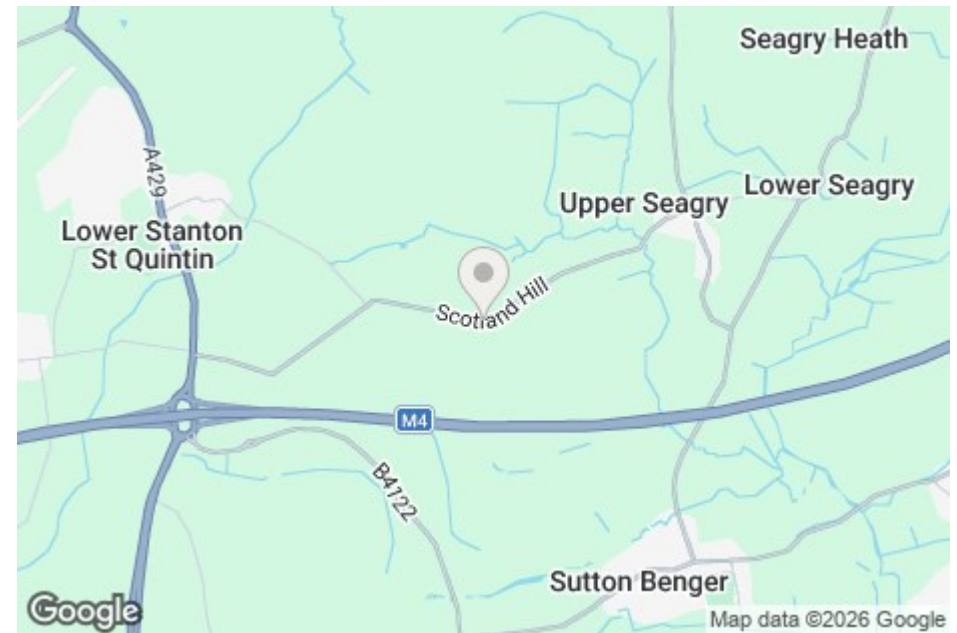
- Beautifully presented country cottage
- Lovely rural setting on private farm development
- Open plan kitchen / dining / living room
- Two double bedrooms, two bathrooms
- Patio seating area
- Off-street parking for two cars
- EPC Rating E
- Rent inclusive of Council Tax
- Available furnished or unfurnished from mid-August

SUMMARY

Oxen Cottage is a delightful two double bedroom cottage situated on an award-winning organic farm on the edge of the popular North Wiltshire village of Upper Seagry.

The property is an ideal bolthole for those looking to enjoy a quiet, rural location, whilst having great access to the M4 motorway and mainline train stations, as well as the nearby amenities of Malmesbury and the surrounding area.

The rent is inclusive of Council Tax.



DESCRIPTION

Tucked away in an exclusive rural development on the outskirts of the village of Upper Seagry, Oxen Cottage has been beautifully renovated to a high standard throughout. This light and airy single storey cottage combines a stylish contemporary interior with original features such as vaulted ceilings and exposed oak beams. The cottage has a large open plan kitchen / dining / living room area with beautiful wooden floors, and French doors leading out to a patio area. The kitchen is equipped with a Rangemaster cooker, stylish fitted units and worktops, and built-in appliances. The living room area is cosy and light, with an attractive exposed brick fireplace with a woodburning stove. There are two stylish double bedrooms and two well presented bathrooms (one ensuite).

Externally there is a patio garden area and plenty of off-street parking.

SITUATION

Upper Seagry is an attractive and well-regarded village in rural North Wiltshire with a popular primary school, a busy pub and church. The nearby larger village of Great Somerford has a post office and shop, as well as a pub and primary school. The market towns of Malmesbury and Chippenham are both about 5 miles away with a further range of amenities and excellent secondary schools. There are extensive sporting opportunities within the area with quality golf courses at Bowood, Castle Combe and Minchinhampton, racing at Bath, Newbury and Cheltenham, as well as a range of water sports available at the Cotswolds Water Park.

The nearby M4 motorway (J17) provides fast road access to Bath, Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Swindon to London Paddington.



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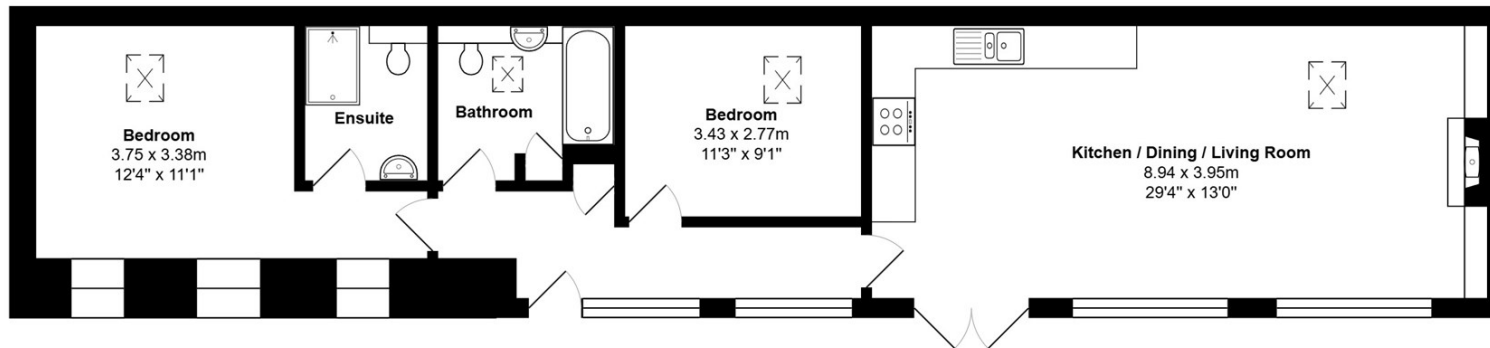


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Total Area: 79.4 m² ... 854 ft²

All measurements are approximate and for display purposes only

DIRECTIONS

From M4 Junction 17 follow signs for the A429 towards Malmesbury and then take the first turning on the right. Follow this road for just over a mile and the entrance for Nables Farm is on the left. Proceed down the driveway. Oxen Cottage is on the right.

Postcode: SN15 5HB

What3Words:

///exams.mallets.tokens

CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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