



2 Bedroom
Character Cottage
in Corston

£1,650 PCM

Brookside Cottage
Mill Lane
Corston
Malmesbury
SN16 0HH



Victoria Allman
lettings

- Detached character cottage in a beautiful countryside location
- Popular village location with great commuter access
- Large open-plan kitchen/breakfast room
- Cosy living room with woodburning stove
- Two double bedrooms
- Separate summer house and decked patio area for outside dining
- Large south facing garden bordered by the 'Gauze Brook' stream
- EPC Rating E
- Council Tax Band E (Wiltshire)



2



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E

SUMMARY

Brookside Cottage is a charming two bedroom detached cottage in a delightful country setting with a large south facing garden in Corston, just two miles to the south of Malmesbury.

This is an ideal bolthole to enjoy the North Wiltshire countryside, whilst still having great commuter access to London and other regional centres.

Available unfurnished for a long term let.

DESCRIPTION

Brookside Cottage is an attractive and characterful detached cottage, located down a quiet no-through road in the village of Corston, just two miles from Malmesbury. It occupies a stunning position with lovely rear views and is bordered by the 'Gauze Brook' stream which flows at the end of the large south-facing garden.

At the centre of the cottage is a large, open-plan kitchen/dining room with a separate utility room and toilet extending off. The kitchen is well-equipped with wooden worktops and integrated appliances. The sitting room has an attractive exposed brick fireplace with a woodburning stove, and patio doors leading to a decked area. Upstairs are two double bedrooms and a well-presented family bathroom with a shower over the bath.

The large, south-facing rear garden is a real pleasure with beautiful views over the surrounding fields. There is a separate insulated and double-glazed wooden summerhouse which could provide a great home office.

LOCATION

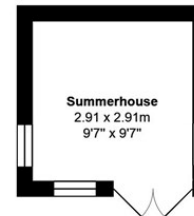
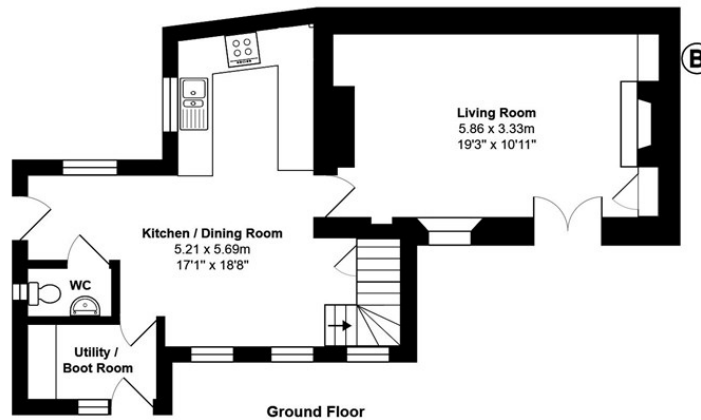
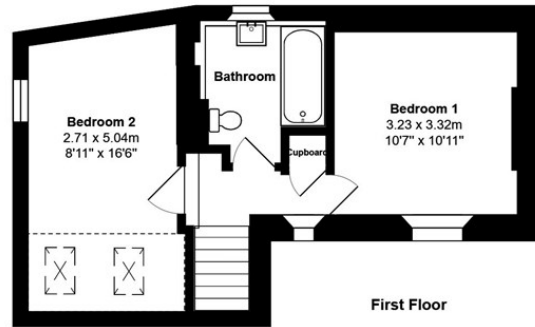
Corston is a popular village location just two miles south of Malmesbury on the A429 road with a popular village pub, The Radnor Arms. Nearby Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, 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 local schools which include popular primary schools in Malmesbury and the nearby villages of Hullavington and Stanton St Quintin, while secondary school options include Ofsted 'Outstanding' rated Malmesbury as well as various private education options. Malmesbury and the surrounding towns and villages also offers a broad range of recreational and leisure facilities to suit all ages and tastes.

Junction 17 of the M4 motorway is just 5 minutes drive to the south, providing 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 Swindon (London Paddington in around 60-70 minutes).







Total Cottage Area: 88.9 m² ... 957 ft²
All measurements are approximate and for display purposes only

DIRECTIONS

From Malmesbury, head south on the A429 towards Chippenham and M4. After two miles you will come into the village of Corston. Turn right into Mill Lane and Brookside Cottage is on the right hand side.

Postcode: SN16 0HH

What3Words:
///linked.computer.enveloped

CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors and 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 | | 49 | 60 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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