



4 Bedroom
Barn Conversion
in Norton
near Malmesbury

£3,600 PCM

Garden Cottage
Norton
Malmesbury
SN16 0JX



Victoria Allman
lettings

- Impressive four-bedroom Cotswold barn conversion
- Wonderful original features - flagstone floors & exposed beams
- Farmhouse kitchen & two reception rooms
- Two en-suites & family bathroom with roll-top bath
- Private parking & garden
- Peaceful hamlet of Norton, 4 miles from Malmesbury
- Mainline rail from Chippenham (Paddington c.70 minutes)
- Council Tax Band C
- Available on a long-term let from mid-September



4



3



2



F

SUMMARY

Garden Cottage is a handsome Cotswold stone barn conversion set in the peaceful hamlet of Norton, beautifully refurbished throughout while retaining a wealth of original character.

This wonderful rural retreat on the edge of the South Cotswolds is within easy reach of Malmesbury and with excellent commuter links to the M4 and Chippenham mainline rail station.

Available on a long-term let from mid-September.

DESCRIPTION

Set in the quiet hamlet of Norton, Garden Cottage is a detached Cotswold stone barn conversion that has been carefully refurbished while keeping much of what makes it special — flagstone floors, exposed beams and stonework, traditional fireplaces, and a real sense of history throughout. The accommodation is generous, running to around 2,082 sq ft over two floors with a handy attic above for storage.

You enter through an impressive hall with a galleried staircase leading up. The main reception room is a lovely space, with floor-to-ceiling windows looking out over the garden and a feature fireplace. The kitchen has been refitted sympathetically, with timber units, a Rayburn, gas cooker and integrated appliances, and flows naturally into a dining room that opens onto the garden via patio doors. A utility room and WC sit alongside.

Upstairs there are four good-sized bedrooms, two with their own en-suites, and a family bathroom with a roll-top bath.

SITUATION

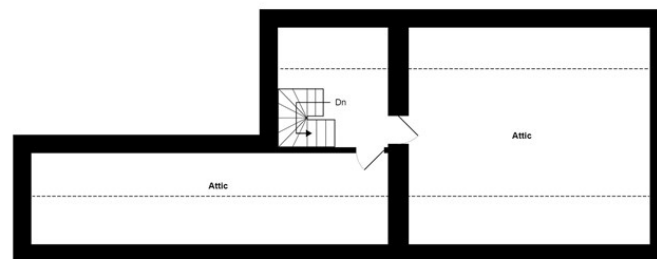
Garden Cottage sits in the quiet hamlet of Norton, just 4 miles from Malmesbury and 3 miles from the village of Sherston, with the renowned Vine Tree pub within easy walking distance.

Malmesbury is a genuinely special town — an ancient hilltop settlement on the southern edge of the Cotswolds, reputedly the oldest borough in England, created by Royal Charter in 880 AD by Alfred the Great. Recently voted the Best Place to Live in the Southwest of England by The Sunday Times, it's easy to see why. The high street has a good mix of independent shops, pubs and restaurants alongside a Waitrose and a regular farmers' market, with well-regarded primary and secondary schools and plenty of recreational facilities nearby.

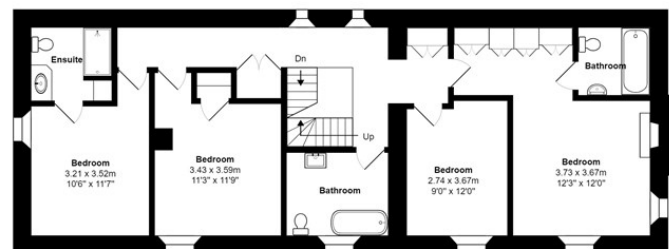
For commuters, Junction 17 of the M4 is just a short drive south, providing fast access to Bristol, Swindon and beyond. Mainline rail services are available from both Chippenham and Kemble, with trains reaching London Paddington in around 75 minutes.



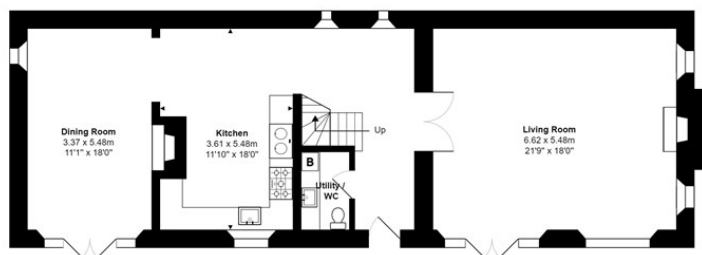




Second Floor



First Floor



Ground Floor

Total Area: 193.4 m² ... 2082 ft² (excluding attic floor)

All measurements are approximate and for display purposes only

DIRECTIONS

From the M4 Junction 17 head north on the A429. At the roundabout by the former hangars, turn left signposted to Hullavington and continue along the road for 2 miles to reach Norton. Continue over the staggered crossroads - Garden Cottage is on the right hand side, after the Manor House.

Postcode: SN16 0JX

What3Words:
///happier.ends.committed

CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water and drainage, and LPG-fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – 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.

EPC rating is F. This property has a registered exemption as all cost-effective energy efficiency measures have been carried out and the property cannot be improved beyond its current rating within the regulatory cost cap.



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