



2 Bedroom
Barn Conversion
in Upper Seagry,
near Malmesbury

£1,995 PCM

Oxen Cottage
Nables Farm
Chippenham
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 August



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SUMMARY

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

The property is ideal 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.

Available furnished or unfurnished on a long-term let from August. The rent is inclusive of Council Tax and water bills.



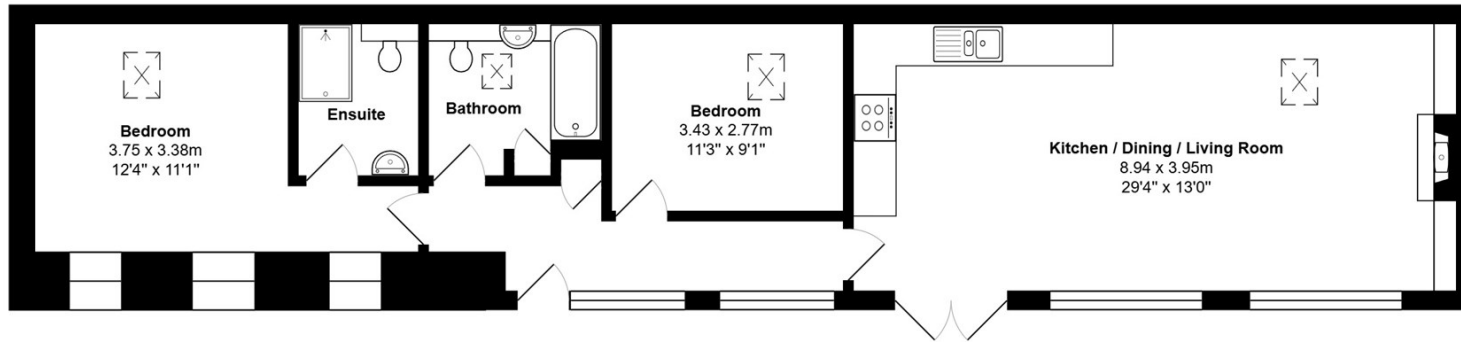
DESCRIPTION

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 an attractive 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, located in between Malmesbury and Chippenham. Surrounded by beautiful countryside, the village has a popular primary school, a busy pub and church. The neighbouring larger village of Great Somerford has a useful shop and post office, as well as a pub and primary school. The nearby historic market town of Malmesbury - recently named in The Sunday Times as 'The Best Place to Live in Southwest England' - offers numerous independent shops, pubs and restaurants as well as a Waitrose store and weekly farmers' market. Just 5 miles to the south is Chippenham, a large market town with a broad range of amenities, retail outlets, a community hospital, and train station. The nearby M4 motorway (J17) provides fast road access to Bath, Bristol, Swindon and beyond. Mainline rail services are available from Chippenham and Swindon to London Paddington in 60-70 minutes.





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:
///lively.solution.crockery

CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, a private borehole water supply, septic tank drainage, and oil fired central heating. Ultrafast broadband is available in this area through Gigaclear; mobile coverage is classed as good outdoor and 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		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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