

Coombe Cottage, The Street, Oaksey, Malmesbury, SN16 9TG



A perfect house to suit all the family • Spacious sitting room with a wood burning stove •
Separate utility room • Bedrooms with in built storage • Principal with en-suite shower room •
Gravelled driveway with a single garage • Compact garden with a new patio and plenty of
storage • Centre of the village location, close to the Post Office and the school. • EPC F

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Adjoining the main street of Oaksey, this large four-bedroom family house has plenty of space for everyone to spread out and a south facing garden to enjoy the sun.

Approached into a spacious hallway with plenty of storage cupboards and a downstairs cloakroom, and stairs rising to the first floor.

The dining room has been opened up with an archway into the kitchen to provide a wonderful area for all the family to congregate together. The kitchen has a fine range of units, integrated appliances and an adjacent utility room has a door into the back garden. The sitting room is a surprisingly large room with a feature fireplace containing a wood burning stove, windows on two aspects and patio doors into the garden.

Upstairs there are four double bedrooms, a family bathroom with the main bedroom benefitting from a range of fitted wardrobes and an en-suite shower room.

Outside there is driveway parking for several cars leading to a single garage, the south facing garden has a range of mature shrubs and trees a

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Oaksey, in North Wiltshire, is situated on the edge of the Cotswolds Water Park and is a popular village. The village has a population of around 500 with an historic church, busy shop/post office, friendly pub, village hall and a thriving primary school. There are playing fields in the centre of the village and a 9-hole golf course. The village has great community spirit with

several children's groups and successful football and cricket clubs.

Oaksey Woods and the Wiltshire Wildlife Trust nature reserves at Lower Moor Farm Complex which includes Clattinger Farm, Sandpool and Oaksey Moor Farm Meadow, Cricklade offer beautiful outside space for nature lovers and fabulous walks. The Cotswold Water Park is on your doorstep offering a range of activities including the Gateway Centre which includes a café.

Directions

From our office in Church Street, turn left onto Long Street and continue along the London Road out of Tetbury towards Cirencester. After about two miles turn right on Oxleaze Road which is signed Culkerton. Continue along this road until you reach the junction with A429, go straight across and continue into the village of Oaksey. After Bendy Bow you will enter the chicane, the house is the second one on the right hand side.

What3Words /// masters.reporters.comedy

Services & Tenure

The tenure is freehold.

Mains electricity, water, and drainage are understood to be connected and the property is on oil.

Local Authority

Wiltshire District Council.

Council Tax Band E.

Our reference

TET/HP/CDH/14082025

We'd love to hear from you

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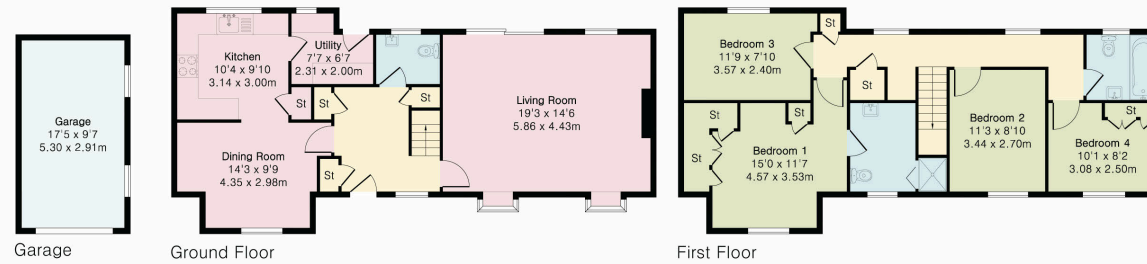


**Approximate Gross Internal Area 1403 sq ft - 131 sq m
(Excluding Garage)**

Ground Floor Area 705 sq ft – 66 sq m

First Floor Area 698 sq ft – 65 sq m

Garage Area 166 sq ft – 15 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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