

## The Green, Oaksey, Malmesbury, Wiltshire, SN16 9TL



An individual stone house set in the middle of the village • An opportunity to put your own mark upon it • Village location • Sitting room with open fire • Garage converted into bedroom with ensuite shower room • New Oil tank and boiler in the last 12 months • Gardens which wrap around the house • No onward chain • EPC TBC

# The Green,

Oaksey, Malmesbury, Wiltshire, SN16 9TL

## Key Features



3

Bedrooms



2

Bathrooms



2

Receptions

## About the property

An attractive individual stone built house, built in 1984 and offering spacious rooms.

Approached into the hallway with beautiful parquet flooring and stairs rising to the first floor. The sitting room is light and airy with an open fireplace, the kitchen is L shaped and overlooks the conservatory at the back.

The garage has been converted to provide wither a dining room or a downstairs bedroom with an en-suite shower room.

Upstairs there are three double bedrooms and a family bathroom, which could be updated to accommodate a separate shower.

The house lends itself to an attic conversion with an easy return on the staircase.

Outside the gardens wrap around the house and provide plenty of scope to enjoy this peaceful location.

## 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.

## 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.

## 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. Just after the Post Office turn right into The Green, where the property can be found on the left hand side.

What 3 Words: ///craters.rhino.tenders

## Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

## Local Authority

Wiltshire Council

Council Tax Band: E

## Our reference

TET/HP/RN/20022025

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

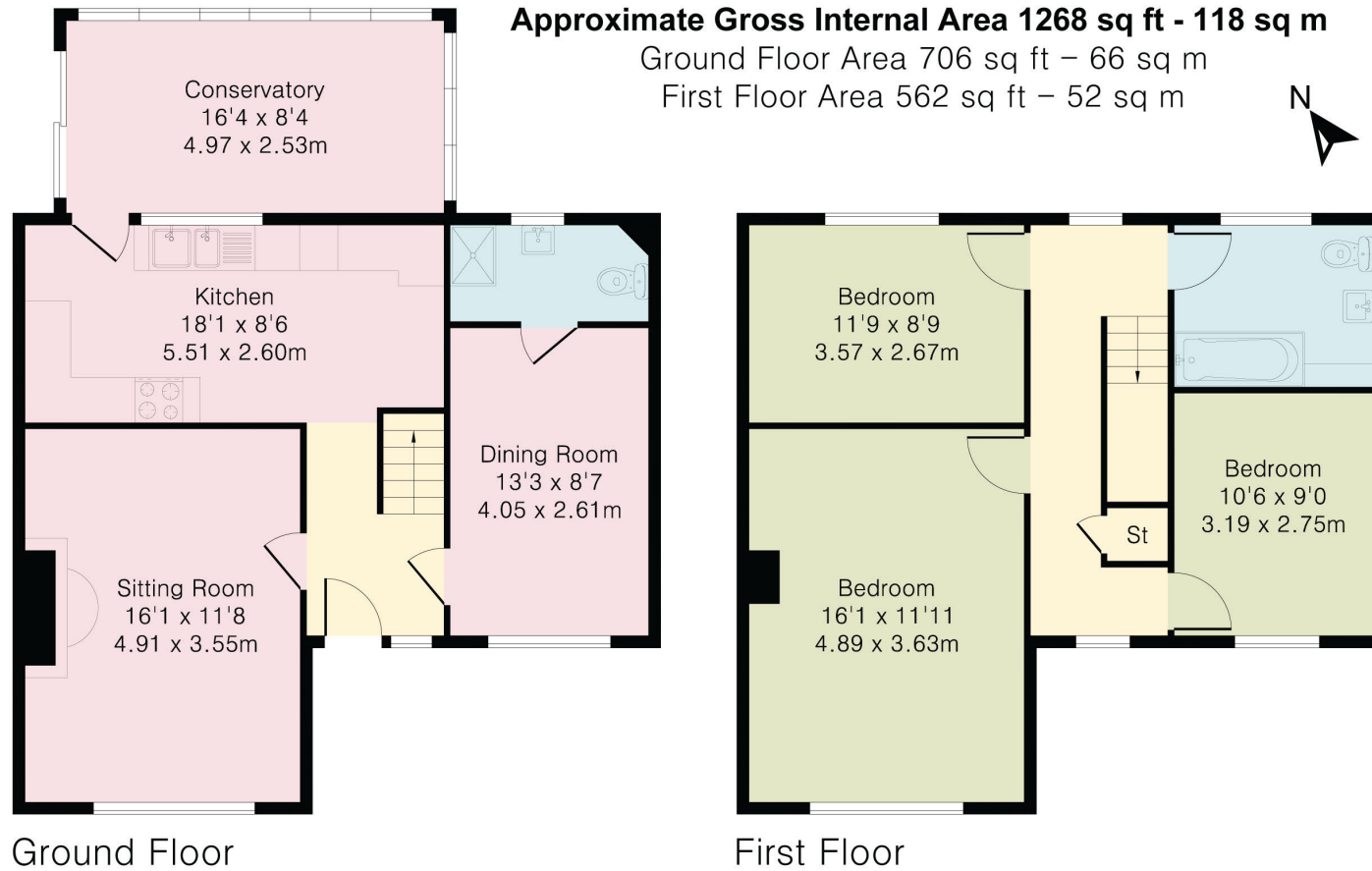
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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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