



2 Church Lane Cottage Rodbourne, Nr Malmesbury, Wiltshire

2 Church Lane Cottage

Rodbourne, Nr Malmesbury,
Wiltshire SN16 0FJ

A pretty terraced cottage in an
unspoilt hamlet

Malmesbury 3 miles, Chippenham 7 miles,
M4 (Junction 17) 4 miles
(distances approximate)

Sitting room | Kitchen
2 Bedrooms | 1 Bathrooms | Gardens | 2 Stores
EPC rating G

Situation

Rodbourne is a charming and unspoilt small village set amidst rolling North Wiltshire countryside. Nearby Malmesbury is a charming town, reputed to be the oldest borough in England. The town, which is dominated by the fine 12th Century Abbey, has an excellent range of shops and services. A new Waitrose supermarket is located in the town. Other local towns include Tetbury, Chippenham and Cirencester. The main regional centres include Swindon, Cheltenham, Bath and Bristol, all of which are within daily commuting distance. There is good access to Junctions 16 and 17 of the M4, the latter being about 4 miles. There is a main line rail service to London Paddington from Swindon (55 minutes), Kemble or Chippenham Stations (the latter two about 75 minutes). There is a choice of good private and state schools within daily driving distance. Malmesbury School is particularly well regarded and is classified as Ofsted 'Outstanding'. There are ample local sporting opportunities including a number of golf courses and many equestrian events including Badminton Horse Trials and racing at Cheltenham and Newbury.

The property

Tucked away down a no-through road, 2 Church Lane Cottage is the second of four cottages. The property is predominantly constructed in the traditional style of the local Cotswold stone under a Cotswold Stone roof. The ground floor accommodation comprises of a large sitting room, kitchen and bathroom. The kitchen is fitted with a number of floor units and a tiled floor, there is an electric hob and oven. A staircase leads to the first floor where there are two bedrooms.

Outside

The gardens to the front and rear of the property are manageable being laid mainly to lawn and interspersed with a variety of shrubs. There is a brick outbuilding at the bottom of the garden which provides ample storage.

General

Services: Mains water and electricity.
Private drainage, Electric central heating.
Local Authority: Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER
Tel: 01249 706111





Directions

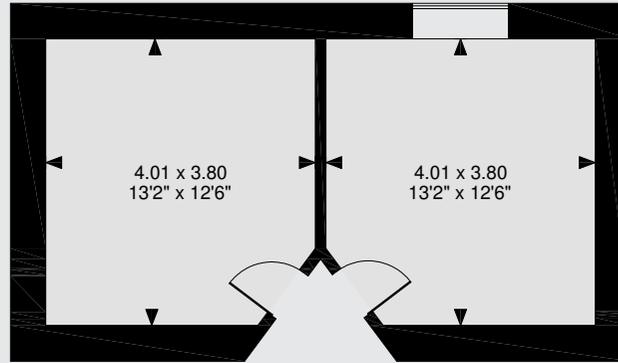
From Malmesbury, take the A429 for Chippenham. Just after you leave the town turn left into Grange Lane, as signposted to Rodbourne and Startley. Continue for about a mile and at the top of the hill turn right for Corston and Rodbourne. After ½ mile Church Lane can be found on the right. 2 Church Lane Cottage is the second property on the right.

Floorplans

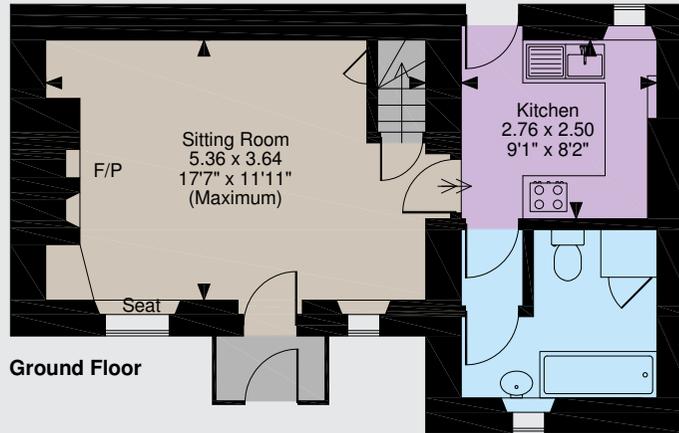
Main House internal area 789 sq ft (74 sq m)

External Rooms internal area 323 sq ft (30 sq m)

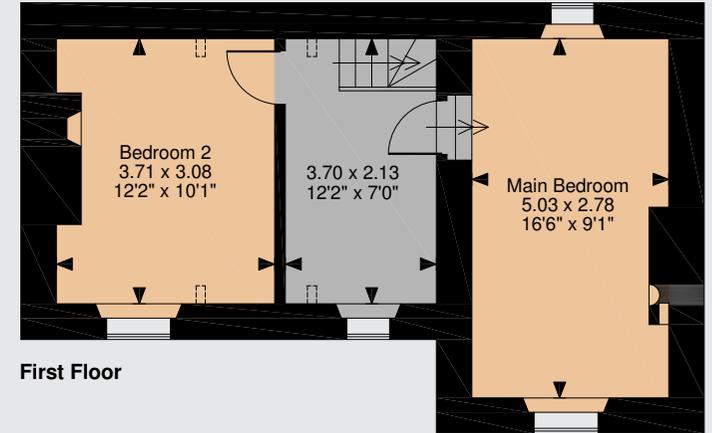
For identification purposes only.



Garden Stores



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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