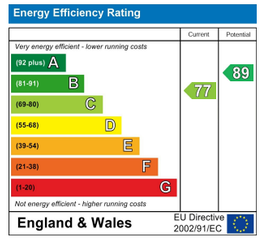
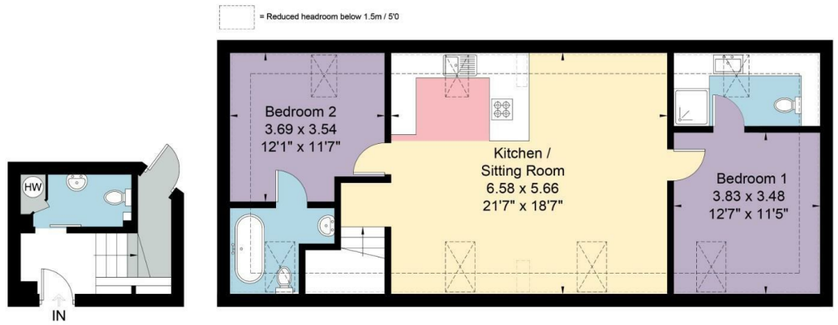


Approximate Gross Internal Area = 91 sq m / 979 sq ft

room



Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale
Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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FOR SALE

HIGH STREET, MARSHFIELD SN14 8LP

PRICE £425,000

2 BEDROOM COTTAGE

- An exquisite period property set within the heart of Marshfield, an idyllic Cotswold village
- Two double bedrooms, each with their own ensuite bathroom facilities, separate cloakroom
- Allocated off road parking for two vehicles one within the car port
- An elegant open plan living/dining/kitchen area with a vaulted ceiling and exposed beams
- Private courtyard garden and a separate communal garden
- Share of freehold, council tax band B, EPC rating C.

DESCRIPTION

The Coach House forms part of 'The Crown development' which within the last few years has benefitted from an extensive restoration, retaining many of its architectural features including exposed timbers and impressive vaulted ceilings. The property was sympathetically enhanced, completed to an exceptionally high standard with complimentary materials. The cottage offers a generous sized living/dining/kitchen, enjoying a vaulted ceiling bursting with curved beams and character. The accommodation also boasts two double bedrooms both with Velux sky lights and their own modern ensuite facilities, plus a separate cloakroom. Externally there is a south facing private courtyard, two off road parking spaces, one within a car port. Private secure store, ideal for bikes. Communal garden with fruit trees and a gated parking area.

LOCATION

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an GP, garage, interiors shop, Vintage and Brown, butcher, post office, general shop, veterinary practice and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

TENURE

Leasehold type: Share of freehold
Service charge: £1852.11 per year
Lease length: 999 years, commenced in 2021
Airbnb & pets are both allowed under the terms of the lease