



## Eastern Cottage, Lea

## Price Guide £650,000

Charming Semi-Detached Stone Cottage (1385 sq ft) in a sought-after village

Entrance lobby, sitting room, dining room/snug, kitchen/breakfast room, rear lobby.

3 double bedrooms, family bathroom.

Single garage, gated driveway parking, landscaped gardens with far reaching countryside views.



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## The Property

Nestled down a quiet no-through road in the desirable village of Lea, this characterful semi-detached cottage blends period charm with modern comfort. Just a short distance from Malmesbury, the property boasts wonderful far reaching countryside views and offers beautifully landscaped gardens featuring mature planting, manicured lawns, and an array of outdoor spaces ideal for relaxation or entertaining. Inside, the cottage offers an abundance of original features, including exposed beams, stone walls and fireplaces. The welcoming sitting room has a traditional stone fireplace, while the cosy dining room/snug is enhanced by a wood-burning stove. A well fitted kitchen/breakfast room features a quality range cooker and integrated appliances. upstairs, three generous double bedrooms all enjoy character details such as beams and views over open countryside. The family bathroom is stylishly fitted with a roll-top bath, adding a touch of luxury. This unique home offers a rare opportunity to enjoy village life in a truly picturesque and peaceful location.

## General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. UPVC windows throughout. Wiltshire Council Tax Band E - £2,954.52 payable for 2026/27. EPC rating: band E - 43.

## Lea

The popular village of Lea has a church, public house, a

well-regarded primary school, playgroup and recreation field with tennis court and play park. The neighbouring and vibrant market town of Malmesbury lies approximately two miles to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey, a beautiful 12th-century abbey, as well as the historic Market Cross dating from the 15th century. Its charming High Street offers unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9NQ

From the Priory roundabout adjacent to Waitrose, take the B4042 heading east towards Royal Wootton Bassett. Turn off left signposted Lea and continue into the village. Just before the Primary School turn left into School Lane and the property can be found on the right.

