

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Eastern Cottage School Lane, Malmesbury 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.



Eastern Cottage School Lane, Malmesbury

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 - £2,811.76 payable for 2025/26. EPC rating: band E - 43.

Lea

The popular village of Lea lies about two miles east of Malmesbury and has a church, public house, primary school, playgroup and recreation field with tennis court and play park. The nearby town of Malmesbury caters for most everyday requirements with Chippenham, Cirencester and Swindon all offering more comprehensive facilities. The village is readily accessible to Swindon fifteen miles distant and Junction 17 of the M4 motorway, about six miles south, provides access to the area's major employment centres. Chippenham railway station has fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol.

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.

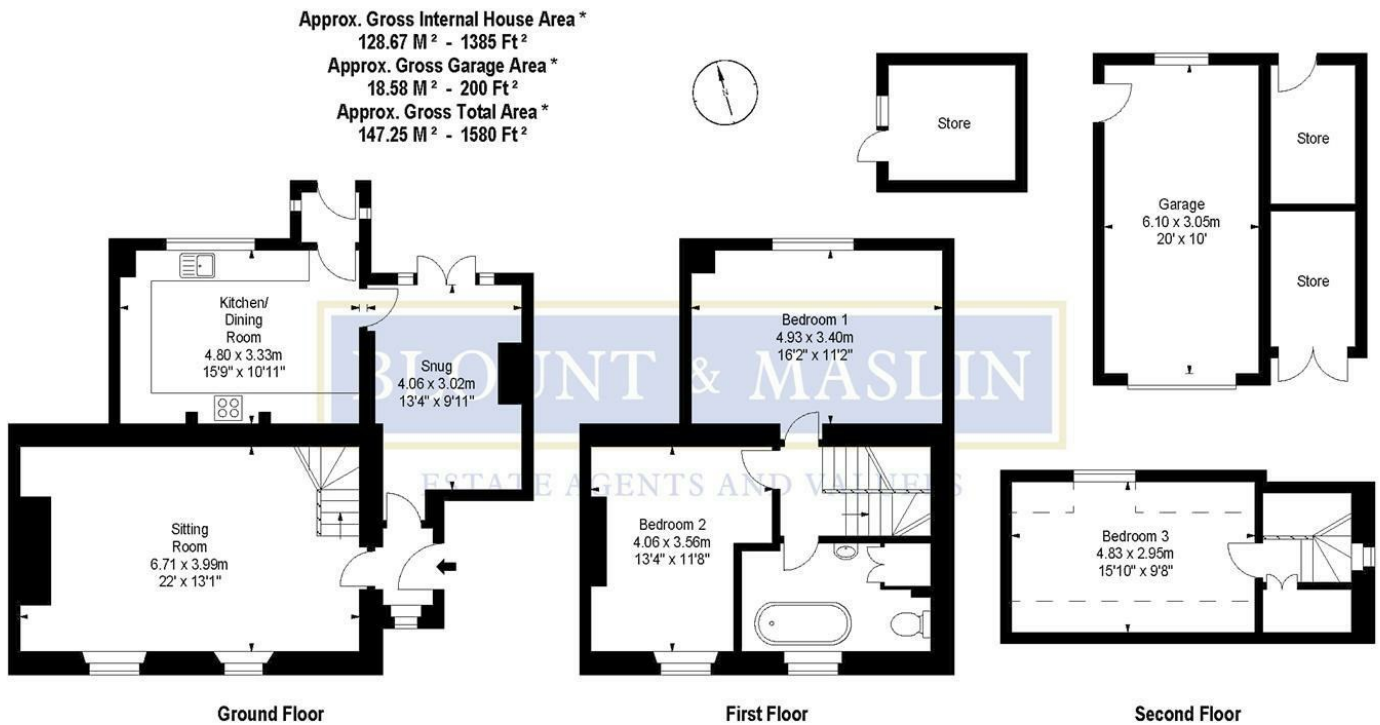


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice