



Oxen Cottage, Nables Farm, Upper Seagry, Chippenham, SN15 5HB

£1,900 pcm

A delightful two double bedroom cottage situated on an award-winning organic farm on the edge of Upper Seagry, only six miles from Malmesbury. The rent is **INCLUSIVE** of council tax, oil and water.

01666 840 886

jamespyle.co.uk interested@jamespyle.co.uk

4 The Old School, High Street, Sherston SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953
VAT Reg No: 142054549



The Property

DESCRIPTION Nestled in tranquil Wiltshire countryside, on the outskirts of the village of Upper Seagry, Oxen Cottage has been beautifully renovated to a high standard. It incorporates a stylish contemporary interior with original features such as vaulted ceilings and exposed oak beams. This light and airy single storey cottage has a open plan kitchen/dining area with a Rangemaster cooker and contemporary units, with French doors leading out to a patio area. This leads to a lovely, cosy living room, again with French doors. Both of the stylish double bedrooms have ensuite bathrooms.

SITUATION Upper Seagry is an attractive and well-regarded village situated in rural North Wiltshire and has an excellent sense of community. The village has a popular primary school, The New Inn pub and Church. The nearby larger village of Great Somerford has a post office and shop, pub and primary school as well. The market towns of Malmesbury and Chippenham are both about 5 miles away with a further range of facilities and schooling. There are excellent sporting opportunities within the area with golf ranges at Bowood, Castle Combe and Minchinhampton, racing at Bath and Newbury whilst there is ample range of water sports available at the Cotswolds Water Park. The property is well located for the commuter, with train stations at

Chippenham and Swindon having regular services to London Paddington, and junction 17 of the M4 is close by providing fantastic connections to Bath, Bristol, Swindon and London.

Directions

From M4 Junction 17 follow signs A429 towards Malmesbury and then take the first turning on the right. Follow this road for a couple of miles and the entrance for Nables Farm is on the left. Proceed down the driveway and follow the road. Oxen Cottage is on the right. <https://w3w.co/wolves.contracting.bongo>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

