



BRENDONS

Common Road, Corston, Malmesbury, Wiltshire



A VERSATILE FOUR BEDROOM SEMI-DETACHED EDGE OF VILLAGE COTTAGE WITH SEPARATE ANNEXE, HOME OFFICE, STABLES AND ALL WEATHER RIDING ARENA. IN ALL ABOUT 2 ACRES.

Malmesbury 2 miles, Cirencester 14 miles, Swindon 19 miles, Bath 35 miles, M4 (J17) about 10 minutes, Chippenham mainline railway station about 15 minutes (London Paddington from 70 minutes) All times and distances are approximate



Tenure: Freehold

Services: Mains water, electricity and drainage.

Oil fired central heating.

Local authority: Wiltshire District Council

Council Tax Band: D

EPC: E

Postcode: SN16 0HL

What3Words: ///kept.bathtubs.broom

Guide Price: £850,000

THE PROPERTY

Brendons is situated on the edge of the popular village of Corston in North Wiltshire. The property is located back from the main road towards Malmesbury Common and has views across open countryside on all sides. The main house is semi-detached with extensive parking to the front and side and private garden to the rear. There is a separate garden office/studio as well as a versatile one bedroom annexe, which is a successful holiday let. In the main house there are four bedrooms, two on the ground floor and two on the first floor, a family bathroom and family shower room, a central kitchen, dining room and a spacious sitting room. To the rear of the house is a large boot and utility room ideal for dogs and country living.

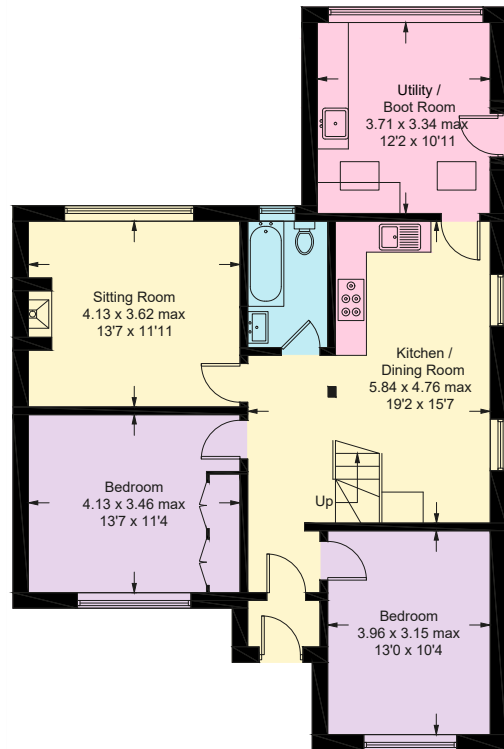
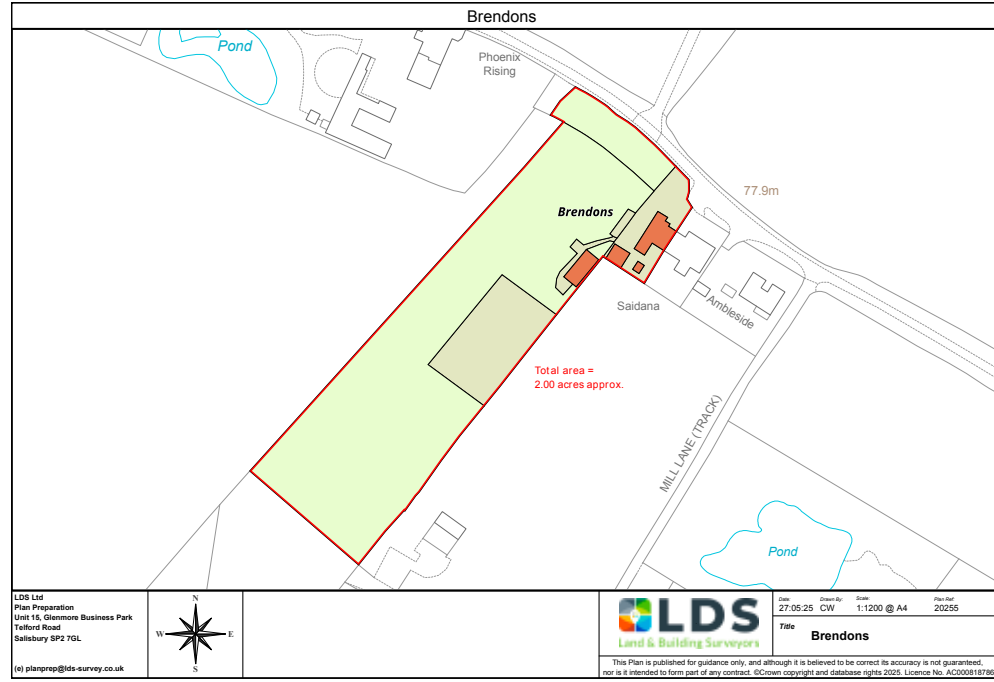
GARDENS & GROUNDS

There is spacious off road parking, and adjacent to the house is a paddock with its own road access or a garden gate. Within the paddock is an all-weather riding arena and hard standing with stables and stores. In all about 2 acres.

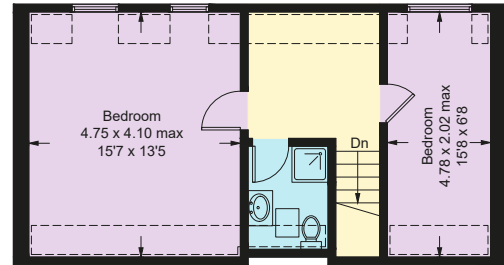
SITUATION

Brendons is on the edge of the village of Corston about 2 miles south of the historic market town of Malmesbury, the first capital and oldest borough in England. Shopping: Malmesbury for everyday needs, Bath, Bristol and Chippenham are easily accessible too. Pubs/restaurants: Radnor Arms in Corston, Vine Tree in Norton and Somerford Arms in Little Somerford. Train station: Chippenham and Kemble Stations for London Paddington from 70 minutes. Schools: Seagry, Somerford or Hullavington Primary schools, Malmesbury or Chippenham Secondary schools and Private schools such as Beaudesert Park and Westonbirt School. Excellent walking and cycling on the extensive network of footpaths, roads and bridleways across the region and around Malmesbury Common. Racing at Cheltenham, Newbury and Bath. Pony Clubs, Eventing, polo and hunting in the locality. Golf courses at Oaksey, Bowood and Castle Combe. Watersports at Cotswold Water Park. Airport: Kemble Airport

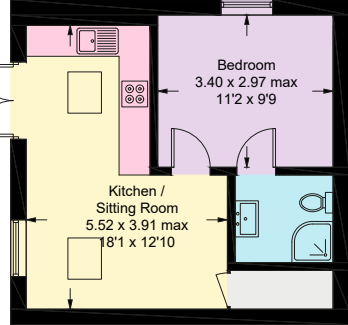
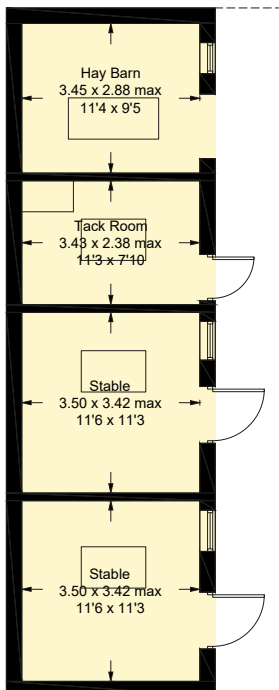




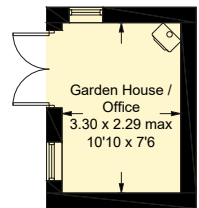
Ground Floor



First Floor



Annex



Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft
Annex = 34.1 sq m / 367 sq ft
Outbuildings = 52.3 sq m / 563 sq ft
Total = 216.5 sq m / 2330 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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