



Coombe Cottage  
Oaksey, Wiltshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## Coombe Cottage The Street, Oaksey, Malmesbury, Wiltshire, SN16 9TG

A detached 4-bedroom family home set within a desirable village location.

Malmesbury 7 miles, Cirencester 8 miles,  
Tetbury 7 miles, Kemble 4 miles

Dining room | Sitting room | Kitchen | Utility room | Cloakroom | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Single garage | Ample parking | Private rear garden

### The property

Nestled in the heart of the sought-after village of Oaksey, Coombe Cottage offers an ideal blend of comfort and convenience. This spacious 4-bedroom detached family home boasts a thoughtfully designed layout, perfect for modern living.





The bright entrance hall leads to a cosy living room, a separate dining room, and a well-appointed kitchen. The ground floor also features a utility room and a convenient cloakroom.

Upstairs, the first floor presents a generous principal bedroom complete with fitted wardrobes and an en suite shower room. In addition, there are three further bedrooms, one of which includes a built-in wardrobe, offering ample storage space for family needs.

### Outside

The property is approached by a large, gravelled driveway, providing parking for several vehicles, alongside a single garage. The private, low-maintenance rear garden is mainly laid to lawn and includes a patio area, perfect for outdoor dining, with a range of herbaceous plants and mature trees adding to its charm.

### Location

Oaksey is a quintessential English village located on the edge of the Cotswolds, offering a peaceful and scenic retreat from the hustle and bustle of modern life. Surrounded by rolling countryside and charming natural landscapes, this desirable village is known for its strong sense of community and traditional charm.

At the heart of Oaksey is a range of amenities including a welcoming village pub, a historic church, and a primary school, making it a perfect location for families and those seeking a relaxed, rural lifestyle. The village also boasts excellent connections to nearby towns such as Malmesbury, Cirencester, and Swindon, providing easy access to a wider array of shops, dining, and leisure facilities.

Oaksey is particularly attractive for outdoor enthusiasts, offering picturesque walking and cycling routes as well as close proximity to Cotswold Water Park. Its unspoiled charm, combined with convenient transport links, makes Oaksey a highly sought-after location for those looking to embrace village life with all the benefits of modern connectivity.





## Floorplans

Approximate internal area

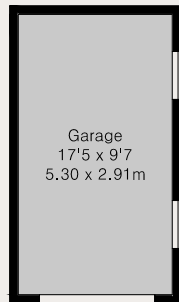
Ground Floor 705 sq ft (66 sq m)

First Floor 698 sq ft (65 sq m)

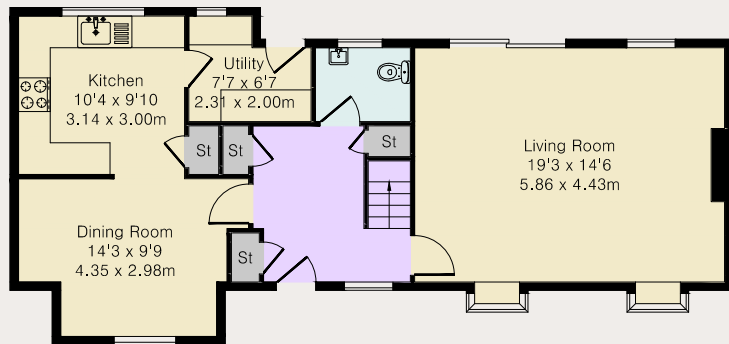
Garage 166 sq ft (15 sq m)

Total 1,569 sq ft (146 sq m)

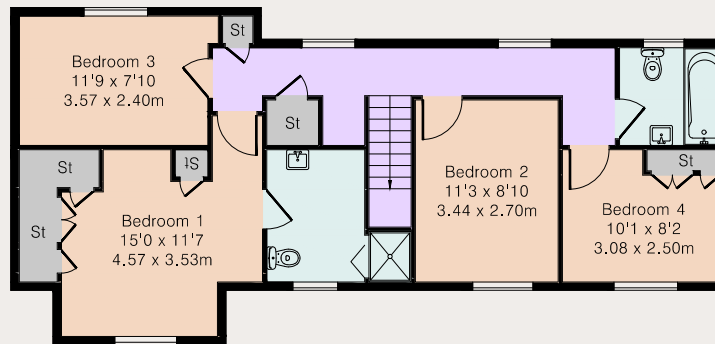
For identification purposes only.



Garage



Ground Floor



First Floor



## Directions

From Cirencester, take the A429 for Malmesbury, going through Kemble and past the airfield on your right. Take the next left turn for Oaksey and continue into the village. Coombe Cottage can be found on your right-hand side, approximately 100m after passing Bendy Bow.

What 3 Words ///shelter.golden.forensic.

## General

**Local Authority:** Wiltshire Council.

**Services:** Mains water, electricity, and drainage.

Oil fired central heating.

**Council Tax:** Band E

**Tenure:** Freehold

**EPC:** Band F

**Guide Price:** £650,000

## Cirencester

15 Dyer Street, Cirencester, GL7 2PP

**01285 653101**

cirencester@struttandparker.com

struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

