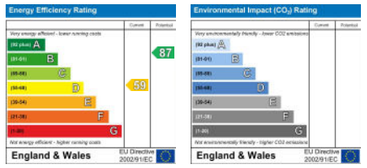
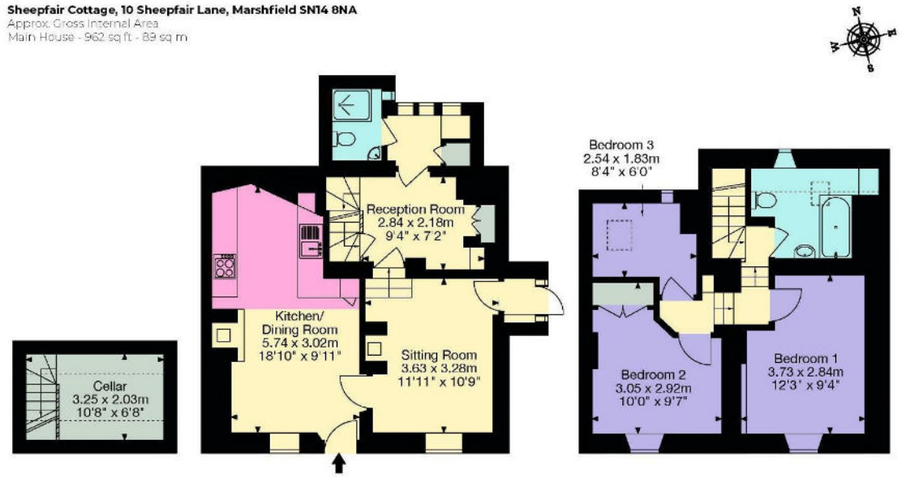


Sheepfair Cottage, 10 Sheepfair Lane, Marshfield SN14 8NA
Approx. Gross Internal Area
Main House - 962 sq ft - 89 sq m



KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

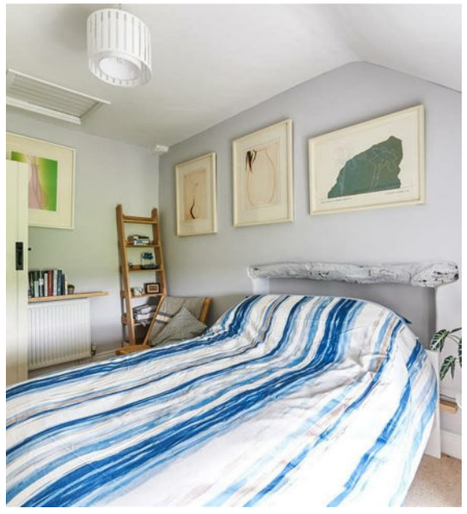
FOR SALE

SHEEPFAIR LANE, MARSHFIELD SN14 8NA

GUIDE PRICE £425,000

3 BEDROOM HOUSE

- Exquisite period cottage with far reaching countryside views
- Three bedrooms, shower room and a family bathroom
- Tenderly updated to a high specification
- Kitchen/diner with log burning stove, sitting room with log burning stove, home office, utility room and cellar
- South facing front garden over looking open fields, side garden



DESCRIPTION

Sheepfair Cottage has been sympathetically updated over recent years to an exceptionally high standard. This elegant and charming cottage is bursting with character and is in excellent condition throughout. The ground floor offers a bespoke kitchen/diner with wood burner and stable door overlooking open countryside. Also to the ground floor is a dual aspect living room with porch, home office with stairs to the first floor and the cellar, utility room and a shower room. The first floor offers three delightful bedrooms and a luxury bathroom, light and spacious with principle bedrooms benefiting from the south facing open outlook.

LOCATION

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop, Vintage and Brown, butcher, post office, general shop and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.