



## 2, The Courtyard, Upper Seagry,

Price Guide £530,000

A superb Georgian style home (1338 sq ft), in a courtyard setting on the edge of this popular village.

3 double bedrooms, bathroom and en suite shower. Hall, cloakroom, study area, sitting room, dining room, kitchen/breakfast room.

West facing rear garden, large garage, private and visitors' parking, communal gardens.



# 2, The Courtyard, Upper Seagry, Upper Seagry

## The Property

Built in 1997, 'The Courtyard' is a select development of nine properties, built in a Georgian style, in three clusters of three, arranged around a central water feature. This two storey home has elegant proportions and higher than normal ceilings. It benefits from the enviable east-west orientation making the accommodation light and airy. Like the two reception rooms, all three bedrooms have two windows, and two have built-in wardrobes.

The accommodation is beautifully presented and thoughtfully enhanced by the current owners, featuring a high-specification kitchen with quartz work surfaces and premium integrated appliances. The property also benefits from an upgraded cloakroom and en suite shower room, both fitted with quality fixtures. Throughout, the home has been tastefully decorated, creating a stylish and inviting living space.

## Outside

At the front, a gate and path are flanked by lawn either side. At the rear, the west facing garden is gravelled and paved for ease of maintenance and enclosed for privacy. There are shrub borders, an outside light and tap. There is an allocated private parking space, visitors parking, and a large communal garden beyond the north end of the fountain, where there are picnic benches. Beyond the rear gate is a block of garages and the second to last belongs to No 2. There is an allocated private parking space close to the rear gate.

## Garage

18'2" by 17'6" max (5.55m by 5.35m max)

Up and over door, power and light. Adjacent is a communal utility room with a sink.

## General

While the property is Freehold, the purchaser on completion

receives a share in the management company run by the residents who provide buildings insurance, external maintenance, communal gardening, plus lighting and water costs for the communal areas, and maintenance of the water feature, currently charged at £150 pcm.

Mains water, electricity and drainage are connected. The oil fired boiler is housed in a cupboard in the kitchen/breakfast room. Council Tax Band E - £2,794.31 payable for 2024/5. EPC rating D -59.

## Location

Upper Seagry is a small rural village located about five miles south of Malmesbury. The village has a primary school, church and public house. Junction 17 of the M4 is conveniently close by providing access to the areas major employment centres of Swindon, Bath and Bristol. An intercity train service is available from Chippenham providing service to Paddington in just over an hour.

## Directions to SN15 5JZ

From Malmesbury head south towards Chippenham on the A429. Shortly after the end of the 40 mph zone turn left into Grange Lane which takes you to Startley. Proceed through Startley and as you enter Upper Seagry turn right in front of The New Inn pub into Henn Lane and take the first right into 'The Courtyard' where there is allocated visitors parking.

