



- Idyllic property in the Cotswolds
- Set within development that includes a golf course
- Good sized garden
- Quiet, countryside location

07 Oaksey Park, Oaksey Park Golf & Leisure, Oaksey, Malmesbury, SN16 9SB

£325,000

An attractive 2 storey property set within a quiet location on Oaksey Park, within the Cotswolds. It benefits from a spacious master bedroom with en suite, second and third bedrooms and a family bathroom. Downstairs there is plenty of living space in the large open plan, living, kitchen & dining area. Outside, a patio leads to a good sized private garden which is laid to grass.



Property Description

Access to the property is down a long gravel drive that runs through the 18 hole golf course. Driving past the café there is a right hand turn that leads to a number of parking spaces, one of which comes with the property.

ACCOMMODATION Ground Floor: Entrance hall with access to cloakroom. Large, open plan living, dining and kitchen space. Access to private garden from living space. First floor: Large master bedroom with en suite bathroom and two further double bedrooms.

ENTRANCE Path leading from allocated parking space to the property.

ENTRANCE HALL Entrance hall leads to the cloak room which includes provision for a washing machine. Laminate flooring in entrance hall.

Glazed double doors lead to the open plan living space.

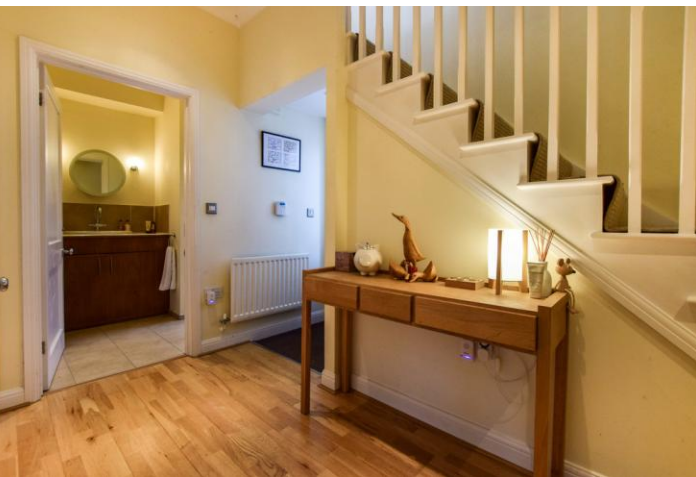
KITCHEN A range of fitted units in a Shaker style finished in light timber laminate. Integrated fridge, dishwasher and microwave. Space for electric cooker. 1.5 bowl sink. Windows overlooking the garden.

DINING SPACE Space for large table adjacent to the kitchen. French doors opening to the garden.

LIVING AREA Large living area includes flame effect stove and French doors opening to the garden. Laminate flooring throughout.

FIRST FLOOR





MASTER BEDROOM Large double bedroom with roof light. Built in wardrobe and ensuite bathroom including bath, shower, wash hand basin, WC and heated towel rail

BEDROOM 2 Double bedroom with roof light at the rear of the property.

BEDROOM 3 Double bedroom with roof light at the rear of the property.

OUTSIDE Patio accessed via the French doors from the living area. The lawn beyond extends to the full width of the property.



Oaksey Park

Oaksey Park is located within Oaksey, a rural village 20 minutes away from the Capital of the Cotswolds, Cirencester, and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswolds.

Holiday Use

The lodges are classed as holiday homes and cannot be used as Primary Residences. The potential exists for purchasers to generate additional rental income through holiday lets, please ask us for more information.

Annual Running Costs

Remainder of a 999 year lease

Ground Rent, reviewed annually, linked to RPI approx. £800 per annum

Service Charge, reviewed annually, not for profit, approx. £1,600 per annum

Council tax applicable.

Errors and Omissions excepted (E&OE)





Oaksey, Oaksey SN16 9SB
 TOTAL APPROX. FLOOR AREA 115 SQ.M - 1,238 SQ.FT
 Floor plan prepared in accordance with RICS Property Measurement Standards
 incorporating International Property Measurement Standards (IPMS 2 - Residential).

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Service charge contributions includes:- 24 hour on site security, water rates, road maintenance, resort lighting, refuse collection, grounds maintenance, satellite television, on resort leisure facilities and membership to off resort leisure facilities including the Devere hotel and two nearby golf clubs.

Transport connections

Nearest train stations: Kemble (1hr10 to London), & Swindon (1hr to London). Nearest motorway: 20 mins from Junction 15 of M4.

