Lilac Cottage

Minety Lane, Oaksey, Malmesbury, Wiltshire

STRUTT & PARKER

BNP PARIBAS GROUP

A beautifully extended village cottage blending historic character with modern comforts and delightful countryside views.

A charming and thoughtfully extended period cottage providing generous family accommodation, attractive gardens and open countryside views, situated on the edge of a highly regarded village.

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **OFFICE**
- **GARDEN**
- **FREEHOLD**
- **VILLAGE**
- **1901 SQ FT**
- **ASKING PRICE £875,000**

Property Description

Lilac Cottage is an attractive period home, with the original part of the property understood to date from circa 1820, that has been carefully extended and improved over time to create a comfortable and well-balanced family house. The property successfully combines the warmth and character of a traditional cottage with the practical amenities expected for modern living, resulting in a home that is both charming and highly functional.

The accommodation is arranged over two floors and benefits from an abundance of natural light, with a layout that lends itself well to contemporary family life while retaining a sense of individuality and character throughout.

The property is entered via a welcoming hallway which forms the central hub of the ground floor and immediately establishes the inviting atmosphere found throughout the house. From here, the principal living areas are easily accessed, creating a natural flow between rooms while maintaining clearly defined spaces for different uses.

The heart of the home is the impressive open-plan kitchen, dining and family room, which provides a generous and sociable living environment ideally suited to both everyday family life and entertaining. The kitchen area is fitted with a comprehensive range of units and modern appliances, offering ample preparation and storage space. The adjoining dining area comfortably accommodates a large table, while the sitting area, centred around a limestone fireplace, creates a relaxed and welcoming space for informal gatherings.

French doors open directly on to the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living — particularly enjoyable during the warmer months.

In addition to the main living space, the property benefits from a separate sitting room positioned to the rear of the house. This room provides a quieter and more intimate setting, ideal for evenings or seasonal use, and features a fireplace that reinforces the cottage's traditional character.

Practical day-to-day living is supported by a well-proportioned utility room providing additional storage, laundry facilities and workspace, helping to keep the main living areas organised and efficient. An adjoining cloakroom completes the ground floor accommodation.

On the first floor, the principal bedroom enjoys pleasant views across the surrounding countryside and benefits from its own en suite shower room. Three further bedrooms are all well proportioned and are served by a spacious family bathroom, making the property ideally suited to family occupation, visiting guests or flexible home working arrangements.

Gardens and grounds

The gardens at Lilac Cottage are a particular feature of the property, wrapping around the house and providing a variety of attractive and usable outdoor spaces. To the front, a low-maintenance paved garden is bordered by mature hedging and established planting, creating an appealing approach to the house.

The main garden lies to the side and rear and is predominantly laid to lawn, with established shrubs and borders providing structure and privacy throughout the seasons. A gravelled terrace offers an ideal setting for outdoor dining and entertaining, enjoying uninterrupted views across the adjoining countryside and reinforcing the property's semi-rural feel.

To the rear, there is a productive vegetable garden together with a useful full insulated office fitted with aircon and electricity, ideal for someone who works from home. Overall, the grounds offer a pleasing balance between functionality and enjoyment, with a strong connection to the surrounding landscape.

Situation

Lilac Cottage occupies an appealing edge-of-village position within Oaksey, offering a desirable combination of accessibility and privacy. Oaksey is a thriving and well-regarded community with a range of day-to-day amenities including a village shop and Post Office, primary school, public house and playing field.

The nearby market towns of Malmesbury and Tetbury provide a wider selection of shops, cafés, and services, while Cirencester offers a comprehensive range of amenities and is often referred to as the "Capital of the Cotswolds".

Transport links are excellent, with mainline rail services from Kemble providing direct access to London Paddington, and the M4 motorway offering convenient connections to London, Bath, and Bristol.

The area is well served for schooling, including Oaksey C of E Primary School, Malmesbury School and Cirencester Deer Park School, together with a number of well-regarded independent schools such as Westonbirt and schools in Cheltenham.

Distances

- Malmesbury 5 miles
- Tetbury 6 miles
- Cirencester 9 miles

Nearby Schools

- Oaksey C of E Primary School
- Malmesbury School
- Cirencester Deer Park School
- Westonbirt

Nearby Stations

- Kemble 6 miles (mainline to London Paddington)
- M4 (J17) 10 miles

Approximate Floor Area = 164.8 sq m / 1774 sq ft
Outbuilding = 11.8 sq m / 127 sq ft
Total = 176.6 sq m / 1901 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103175

Floorplans

Main House internal area 1774 sq ft (164.8 sq m)
For identification purposes only.

Directions

Post Code: SN16 9SY

What3Words: ///tomb.young.comedians

General

Local Authority: Wiltshire Council

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Services: Mains water, drainage and electricity.
Oil central heating.

Council Tax: D

EPC Rating: E

Viewings: Strictly by appointment through the vendor's selling agents

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