



YATESBURY, WILTSHIRE, SN11  
**£1,300 PER MONTH**

**Winkworth**





## 4 YATESBURY FARM COTTAGES, WILTSHIRE, SN11 8YG

**Situated in a glorious, rural location with far reaching views, in a quiet Wiltshire hamlet. Garden, off-street parking, three double bedrooms and summerhouse. Available long term. Pets Considered.**

Available from early June and situated in a glorious, rural location within an organic farm, this well-presented rental property is available long term.

Sitting in an elevated position above the quiet village lane and with glorious views, the property has off street parking to one side and a good-sized, fenced garden to the front and rear. In the rear garden is a large, wooden studio/summer house - please note this may not be 100% watertight.

Inside the property there is an entrance hall, downstairs WC, double aspect sitting room, kitchen and separate utility room on the ground floor. Upstairs are three double bedrooms and a family bathroom with electric shower over.



The property is available long term. Pets are considered but there are grazing cows in the surrounding fields, so dogs must be kept under control at all times.

*Agents Note: photographs taken in 2020 prior to current tenancy.*

**VIEWINGS AFTER 27<sup>TH</sup> MAY 2025 – PLEASE CALL THE OFFICE TO BOOK AN APPOINTMENT 01672 552777**







## LOCATION

The hamlet of Yatesbury lies off the A4 between Calne and Beckhampton in an area of outstanding natural beauty within the North Wessex Downs.

The popular town of Marlborough is approx 15 minutes drive. The village is a no through road, so very quiet with only local traffic. There is excellent walking and cycling opportunities in the area.

Schooling can be found in either Calne (St Margaret's, St Mary's, Kingsbury Green Academy) or Marlborough (St John's, Marlborough College). Larger amenities such as supermarkets, cinema, library and leisure centres can be found in either Calne or Marlborough.

Transport links are good with Yatesbury to Swindon train station - 17 miles, Yatesbury to Chippenham station 13 miles (London Paddington approx 70 mins). The M4 can be accessed either at J15 (Swindon) (35 miles) or Hungerford (20 miles).

## SERVICES

Oil fired central heating

Mains drains and sewage

EPC Band D

Wiltshire Council Tax Band

Mobile signal - limited inside, likely outside with main providers.

Standard Broadband available although better broadband is available through F1 IT, used extensively through the village.

Holding Deposit required on acceptance of an offer equivalent to one week's rent (£300).

Security deposit equivalent to 5 weeks' rent due prior to check in (£1500) - secured with DPS.

Affordability threshold - £39,000 pa.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Marlborough | 01672 552 777 | marlborough@winkworth.co.uk

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