



JAMES PYLE<sup>®</sup>



**Beckett House, Nettleton Green, Nettleton, Chippenham, SN14 7NU**

Cotswold Stone Period House  
Beautifully Presented Throughout  
4 Bedrooms, 2 Bathrooms  
Stunning Kitchen/Family Room  
2 Reception Rooms with fireplaces  
Landscaped Gardens  
Ample Parking



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Approximately 1.83 acres  
Approximately 1,937 sq ft

**Price Guide: £750,000**

‘A beautifully finished period Cotswold stone house situated in a quiet leafy lane in this delightful village enjoying views over its own land’



### The Property

Beckett House is a beautiful period Cotswold stone house, situated in a quiet leafy lane in the delightful village of Nettleton enjoying views over its own land which extends in all to around 1.8 acres. Over the past year, the property has been superbly renovated and improved and today boasts elegant, spacious and well appointed accommodation which extends in all to around 1,937sq.ft. which has been finished to a very high standard throughout.

At the heart of the house is a stunning kitchen/family room with underfloor heating, central island and breakfast/dining area. There are two separate reception rooms both with traditional stone fireplaces. On the first floor, there are four good bedrooms and a

stylish new bathroom and en suite to the master bedroom. A large landing is currently used as a bespoke study. The house has a delightful 'Homes & Gardens' feel and boasts new oak internal doors and has been beautifully decorated with flagstone flooring throughout on the ground floor.

The property has a delightful south facing landscaped garden bounded by beech hedging and fencing. A large bespoke workshop has been erected for storage needs whilst a new driveway and parking area provides ample parking for several cars. The paddock extends to around 1.6 acres and has vehicular access from the driveway and is ring fenced with post and rail fences and features a circular bluebell copse. The land is ideal for these with equestrian needs or to enjoy the outdoor life.

### Situation

Nettleton is a charming village with a Church and an award winning post office/village store close to the picturesque Castle Combe and Badminton. The neighbouring village of Burton is within walking distance located only 1 mile away and has The Old House At Home Pub whilst the nearby villages of Acton Turville and Yatton Keynell have excellent Primary Schools. The town of Chippenham is 8 miles away and has a comprehensive range of facilities and Secondary Schools. Chippenham train station has regular services to London, whilst Junctions 17 and 18 of the M4 motorway are equally convenient providing excellent access to Bath, Bristol and the M5.

### Directions

Entering the village from Burton, take the first sharp left hand turn just before the Post Office. Then locate the property on the right hand side after a short distance. Sat nav postcode SN14 7NU

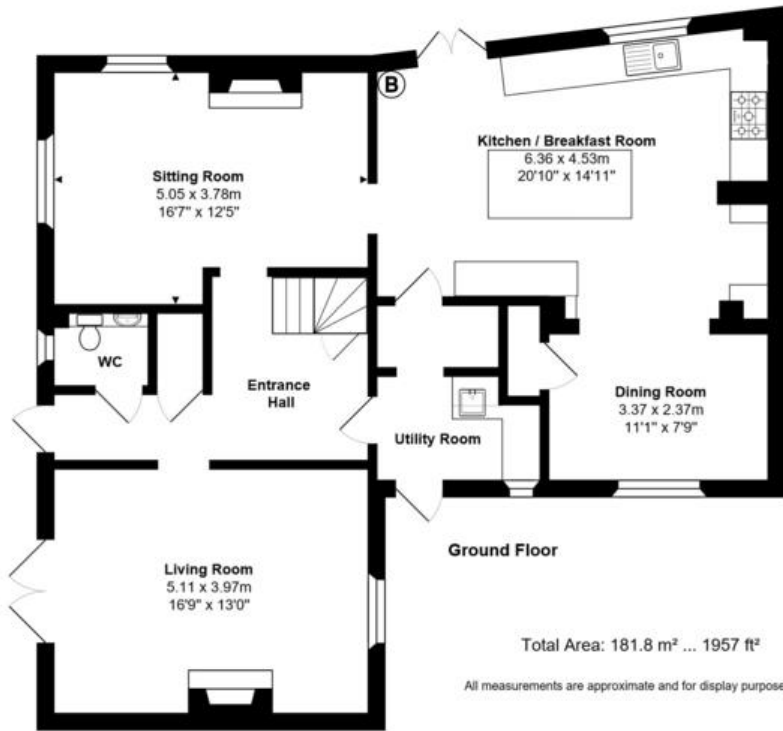
### Local Authority

Wiltshire Council

### Council Tax Band

F £2,437





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	41	58
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



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