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Broad Town Road, Broad Town, SN4 7RB

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Detached Period Cottage
- Far Reaching Views Front & Rear
- Fully Enclosed 'Animal Proofed' Mature Gardens
- Three Reception Rooms
- LPG Central Heating
- No Onward Chain
- Driveway Parking For Several Vehicles
- Approx 0.3 Acre Plot
- Conservatory
- Re-Thatched & Re-Ridged c2016

Tamarisk Cottage Broad Town Road Broad Town, SN4 7RB

£475,000

An attractive two double bedroom period thatched cottage originally built c1850 pleasantly situated within the popular village of Broad Town, an area of outstanding natural beauty, benefiting far reaching views to the front and rear whilst being within a short drive from market town of Royal Wootton Bassett home to a variety of local shops and amenities.

The property enjoys a generous plot measuring approximately 0.3 of an acre made up of an orchard, vegetable patch, green house and garden laid to lawn, most of which being fully enclosed and 'dog proof' by secured fencing as well as a rear patio seating area, all surrounded by a variety of mature plants and shrubs.

The cottage itself has undergone a number of improvements from the current owners which include being Re-thatched and Re-ridged in 2016, a full re-wire c2016, two multi fuel stoves with replacement flues in 2016 & 2020 with chimneys swept annually and more.

The internal layout consist of a rear entrance lobby/boot room, dual aspect kitchen, dual aspect dining room with cast iron multi fuel

stove, dual aspect living room with a second multi fuel stove, conservatory and office space. Upstairs and to the first floor are two dual aspect double bedrooms both enjoying far reaching views and a central bathroom.

All in all, a wonderful opportunity to acquire such a beautiful 'chocolate box' property in a stunning location ideal for anyone looking to downsize or to purchase an attractive holiday cottage.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2,687.44
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Heating: LPG Fired

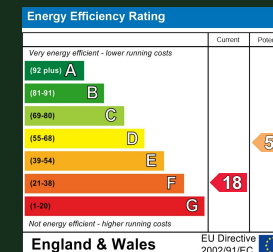
Drainage: Mains

Electrics: Mains

Internet Speeds: Upto 999 mbps (Ofcom)

Flood Risk: None (Environment Agency)

Energy Efficiency Rating (England & Wales)









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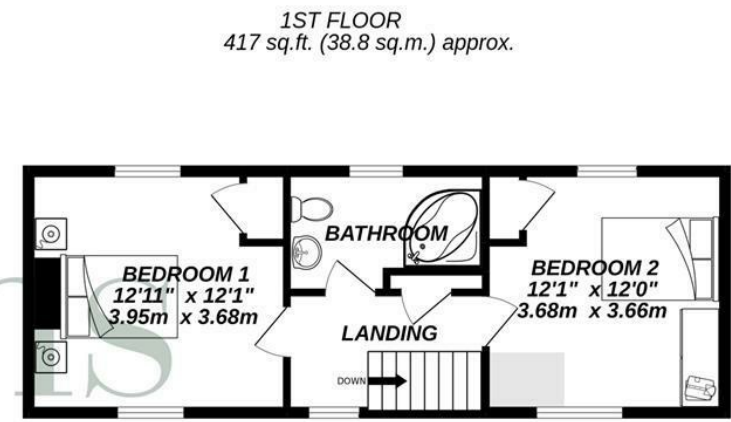
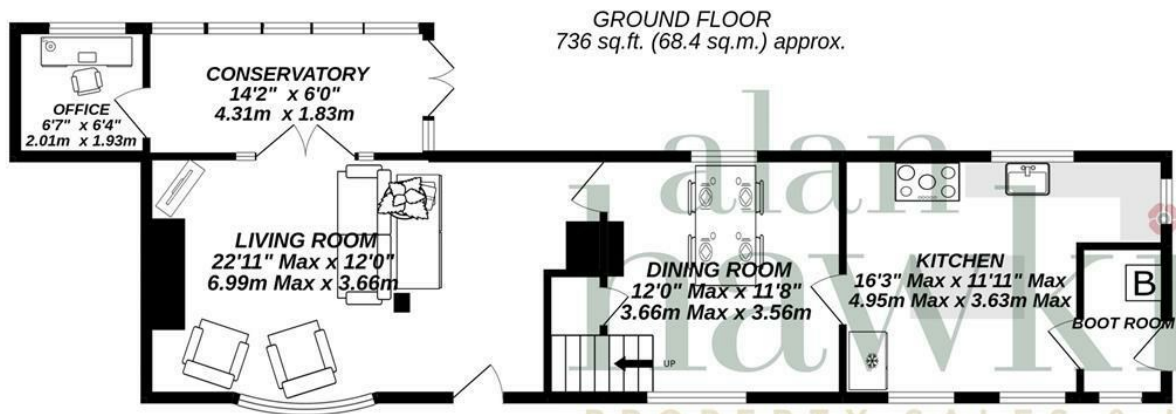
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TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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