



## 4 Church View, Castle Eaton, Wiltshire, SN6 6LD

Asking Price £275,000

- CASH BUYERS ONLY
- Kitchen
- Outbuildings
- Three bedroom semi detached with rural scenes to both front and rear
- Bathroom
- Driveway parking
- Sitting room and conservatory
- Gardens

# 4 Church View, Castle Eaton, Wiltshire, SN6 6LD

A three bedroom semi detached house situated in the popular village of Castle Eaton in the borderlands of Wiltshire and Gloucestershire. The main accommodation offers an entrance hall, kitchen, sitting room, sun room, three bedrooms and a bathroom. Outside are good sized gardens, a number of sheds and driveway parking for several cars.

The property does not have the PRC works so is available to CASH BUYERS only.

Additional Information:

Council Tax Band- A

EPC Rating- D

Freehold



Council Tax Band: A



### ENTRANCE PORCH

Entrance door with obscure glazed fanlight and sidescreen.

### ENTRANCE HALL

Staircase to first floor. Understairs recess. Tiled flooring. Radiator.

### KITCHEN

11'11" x 6'11"

Window to front. Half obscure glazed door to side. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted units. Tiled splashbacks. Space and plumbing for automatic washing machine. Cupboard housing a boiler for domestic hot water and central heating.

### SITTING ROOM

25'1" x 10'11"

Window to rear. Tiled flooring. Feature fireplace. Bar. Two radiators. Built in cupboard.

### SUN ROOM

12'1" x 8'2"

Windows to both sides and to rear. French doors to garden. Tiled flooring. Radiator.

### LANDING

Window to front. Roof access.

### BEDROOM ONE

10'11" x 10'1"

Window to rear. Fitted shelving. Radiator. Built in airing cupboard.

### BEDROOM TWO

11'1" x 10'11"

Window to rear with views across the neighbouring countryside. Radiator. Fitted shelving.

### BEDROOM THREE

9'3" x 6'11"

Window to front with views towards the farmyard opposite. Radiator. Built in wardrobe.

### BATHROOM

6'11" x 5'11"

Obscure glazed window to side. Suite comprising of a panelled bath with Triton shower above, vanity unit and low level WC. Fully tiled walls. Radiator.

### OUTSIDE

To the front, a gravelled driveway provides parking and turning for several vehicles. Laid to lawn with borders.

The rear garden is enclosed. Laid to lawn. Gravelled area. Rockery. Circular patio. There are three sheds, a workshop with outside tap and a utility store with an outside WC (7'1" x 8'5").

### ADDITIONAL RESIDENTS' PARKING

There is additional parking for residents behind the property, accessed to the side of the neighbouring property.

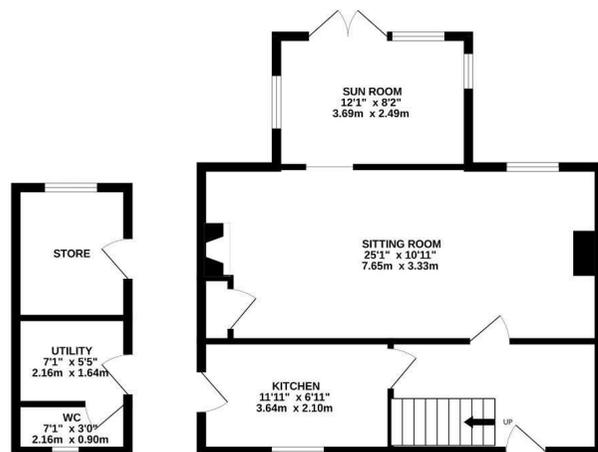
### AGENTS' NOTE

This is an ex local authority property and is deemed non mortgageable. This can be resolved with the future provision of a PRC. We therefore can only invite interest from CASH BUYERS only.

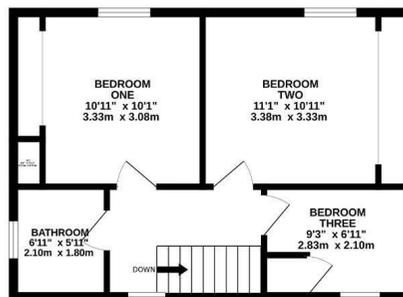
### CASTLE EATON

Castle Eaton is a village on the River Thames about 4 miles (6.4 km) northwest of Highworth. The Thames here forms both the northern boundary of the parish and the county boundary between Wiltshire and Gloucestershire. The village is characterised by its older buildings most of which are in The Street, the original main thoroughfare. Built of local stone, these buildings give Castle Eaton the look and feel of a traditional Cotswold village. Many of the buildings date from about 1650 to 1850, and Swindon Council has made this part of the village a Conservation Area to protect its historical and architectural importance. The parish church dedicated to Saint Mary the Virgin is a Grade I listed building. It has two Norman doorways. The chancel was built late in the 13th century in the Early English Gothic style, and at its east end has a trio of stepped lancet windows. The building was restored by William Butterfield in 1861-63, who added a distinctive corbelled bellcote on the roof above the chancel arch. The west tower has a ring of six bells. In the churchyard near the entrance is a medieval standing cross that is a scheduled Ancient Monument. The village has a public house, the Red Lion. It claims to be first public house on the River Thames after leaving its source at Thames Head.

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.

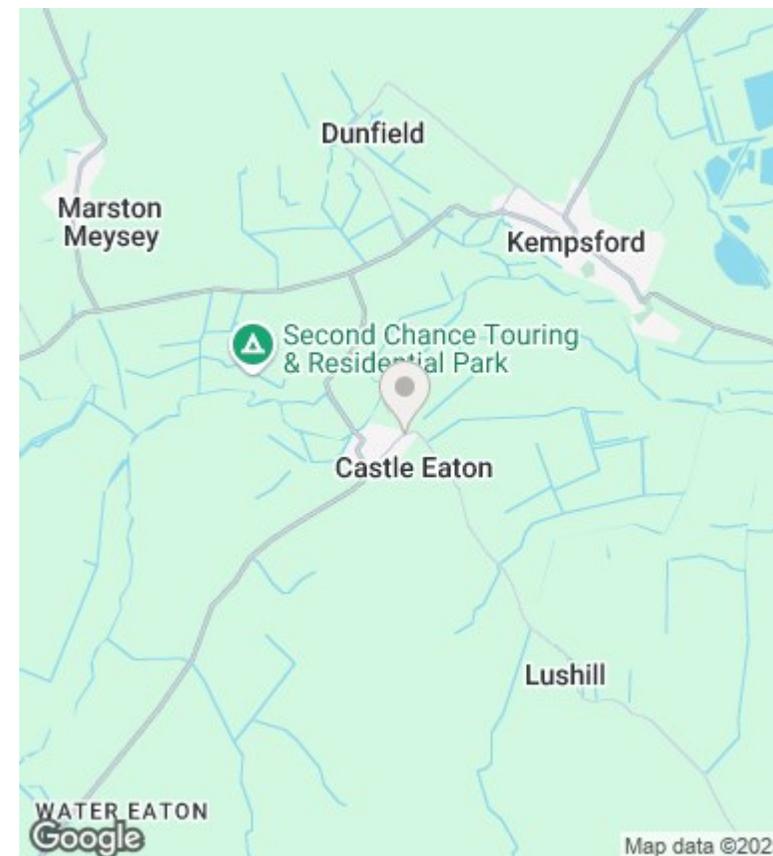


1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.2 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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## Directions

From Fairford, proceed to Kempsford and on to Castle Eaton. On approaching the village, turn left and past the Red Lion. Continue to the junction and turn left. The property is almost immediately on the right.

## Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	