



Rosemary Cottage 3 Godsell Farm, Chippenham, SN15 4NL

Price Guide £450,000

An EXCITING OPPORTUNITY to purchase a rural semi detached home with the potential to extend and alter the current layout. Requiring modernisation, but well loved the accommodation is currently arranged over three floors with a kitchen, utility/cloakroom, two reception rooms and a conservatory on the ground floor, two double bedrooms and a bathroom on the first floor and a further bedroom in the roof space. Set within a generous plot and offering far reaching countryside views this is a must view home. NO ONWARD CHAIN

Foxham



The village of Foxham is a well regarded rural location offering the joys of the countryside such as canal side walks and bridal ways as well as the convenience of a pub (The Foxham Inn) Village hall with local events and sub post office, The Brownie Café and Church.

Rosemary Cottage



Set away from the main road along a driveway leading to Godsell Farm, one of four properties Rosemary Cottage sits with a generous plot. The red brick semi detached home has been well loved by the current owners but is now looking for a new owner, offered for sale with no onward chain.

Entering the property via the rear porch doors lead to a store cupboard, cloakroom/utility room and down in to the kitchen.

The kitchen offers a range of floor and wall mounted units with doorway in to the dining room.

The two reception rooms (previously one) offer space for dining and living with access in to the Conservatory.

The previous owners placed the conservatory to the front and side of the home to take full advantage of the countryside views and evening sunsets.

The first floor landing gives access to two double bedrooms and a good size bathroom (previously a bedroom) Once again the orientation of the home means that bedroom one benefits front fantastic views with Chippenham in the distance.

A staircase provides access to bedroom three with skylights to the front and rear.

The gardens to the front side and rear are predominantly laid to lawn with a wide variety of plants, trees and shrubs along with fruit trees. There are a number of sheds and storage spaces used by the previous owner (a keen bee keeper)

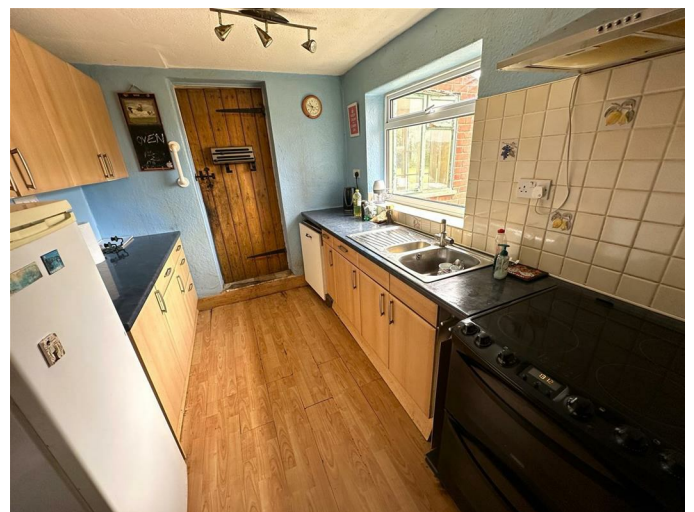
Opposite the property a strip of land runs from the gate of the farm to the road. Rosemary cottage owns this piece of land except for the piece in front of number 2 Godsell Cottages.

Surrounding properties have all made changes and alterations which set president for the new owners to mark their stamp (subject to planning) An amazing opportunity to make your mark in a wonderful location.

Entrance Porch

Utility/Cloakroom 7'10" x 5'05" (2.39m x 1.65m)

Kitchen 9'11" x 7'11" (3.02m x 2.41m)



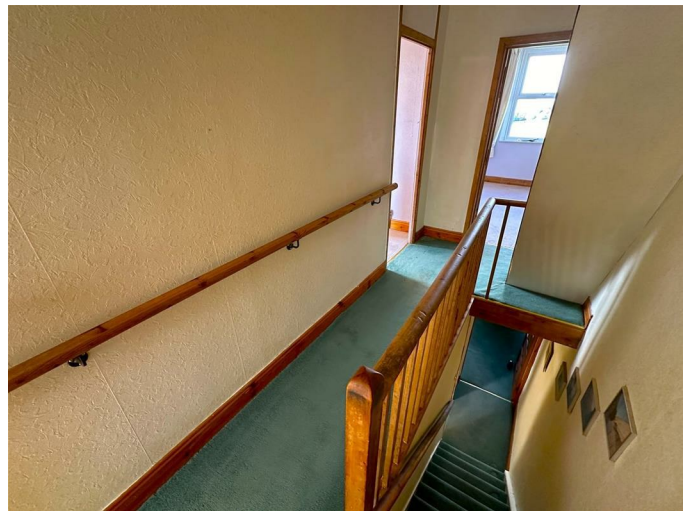
Dining Room 12'11" x 12'06" (3.94m x 3.81m)



Conservatory 17'10" x 11'03" (5.44m x 3.43m)



First Floor Landing



Lounge 15'04" x 10'11" (4.67m x 3.33m)



Bedroom One 15'04" x 10'11" (4.67m x 3.33m)



Bedroom Two 12'11" x 9'08" (3.94m x 2.95m)



Bedroom Three 15'04" x 12'01" (4.67m x 3.68m)



Bathroom

Staircase to Bedroom Three



Gardens





Garage

Parking

Tenure



We are advised by the .gov website that the property is Freehold. The outlined plan is attached for a guide only and is not an official land registry document.

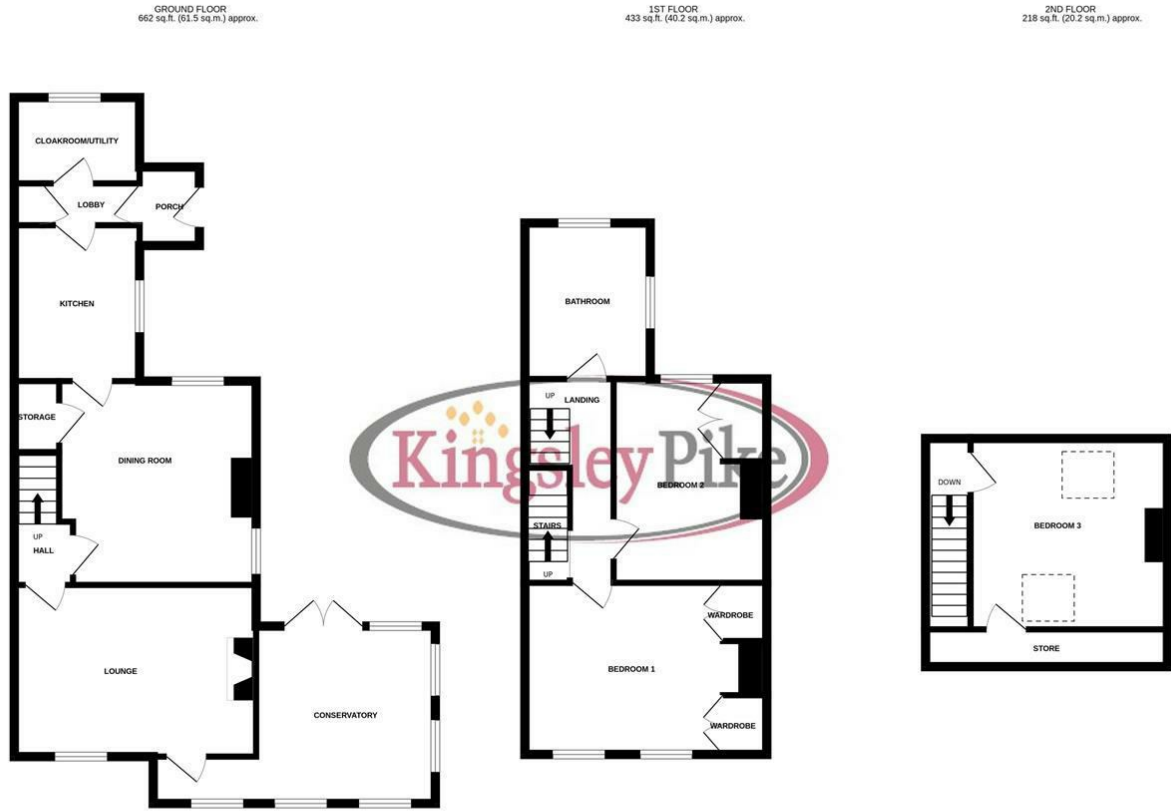
Council Tax

We are advised by the .gov website that the property is band C

Agents Notes

The staircase leading to bedroom three along with the room itself would not meet current regulations. However the loft room was converted prior to current regulations coming in to force. The main heating source is propane gas and the drainage is also private and drains in to a septic tank.

Floor Plan

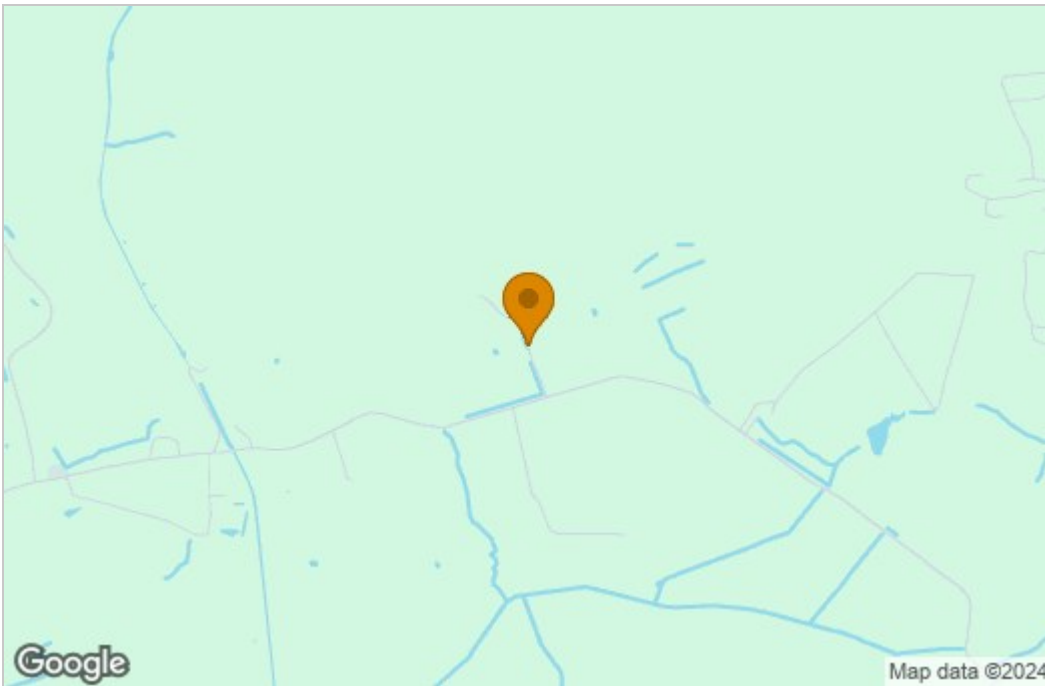


THREE BEDROOM SEMI DETACHED COTTAGE

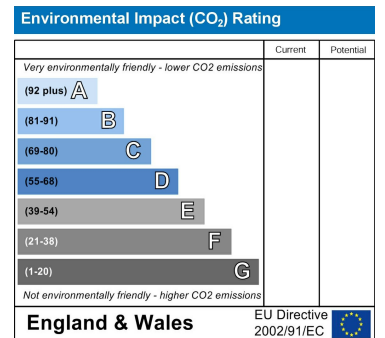
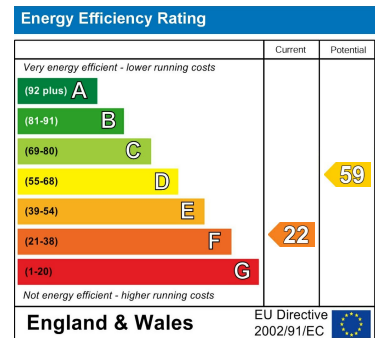
TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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