









1 Combe View, Yatton Keynell, Chippenham, SN14 7PH £750,000

Located in the sought after Village of Yatton Keynell on the edge of the Cotswolds, a well presented four bedroom Executive detached house. Yatton Keynell offers excellent access to both the M4 motorway (Jct. 17) and Chippenham Town with Main Line Railway serving London Paddington. The Village itself offers good local amenities including Post Office, The Bell Public House, Primary School, Doctors Surgery, Church and Village Hall with playing field. The property is situated within a small cul de sac of similar homes, featuring a good size private garden, NEW BOILER INSTALLED OCTOBER 2025 and double garage with driveway providing off road parking.

#### **Entrance Hallway**

Front door leads into hallway, stair case to first floor, under stairs cupboard, radiator.

#### Cloakroom

Double glazed window, W.C, hand basin with cupboard under, radiator.

# **Living Room**



Double glazed window to front, double glazed French doors to rear, two radiators, fireplace, folding doors to snug.





# **Open Plan Kitchen / Family / Dining Room**



Open plan with dual aspect double glazed windows, further double glazed window to front, double glazed French doors to garden, work tops with a range of cupboards and drawers, space for Range style cooker with cooker hood, integrated fridge / freezer, plumbing and space for dishwasher, inset ceramic sink, tiled floor, open to utility room, tiled floor.





#### Snug

Double glazed window, radiator.





# **Utility Room**



Double glazed window, doors to front, work top with plumbing and space for washing machine, stainless steel bowl sink unit, boiler, tiled floor.

# Landing

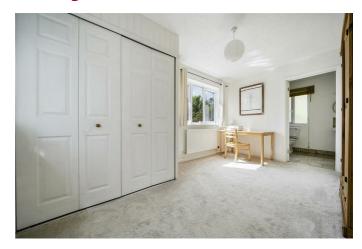
Doors to all bedrooms and bathroom, access to loft, built in cupboard housing hot water tank.

### **Bedroom One**



Double glazed window, radiator, opening to dressing room.

# **Dressing Room**



Dual aspect double glazed windows radiator, built in wardrobe.

# **En Suite**



Double glazed window, walk in shower, W.C, hand basin, radiator, tiled floor.

### **Bedroom Two**



Double glazed window, radiator, built in wardrobe.

### **Bedroom Three**



Double glazed window, radiator, built in wardrobe.

#### **Bedroom Four**



Double glazed window, radiator.

# **Family Bathroom**



Double glazed window, panelled bath with mixer/spray shower attachment, pedestal hand basin, W.C, radiator.

## **Outside**



#### Rear



To the rear of the property is a good size garden offering a good degree of privacy, laid mainly to lawn with mature shrubs and trees.

#### **Front**

A further area of garden with lawn and path, side access to rear.

**Double Garage & Driveway**Double garage with two up and over doors, over eaves storage, power and light, personal door.

# **The Village**

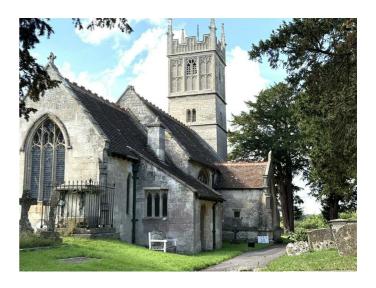














**Tenure** GOV.UK advise Freehold.

# **Council Tax Band** GOV.UK advise Band F.

# Combe View, Chippenham, SN14

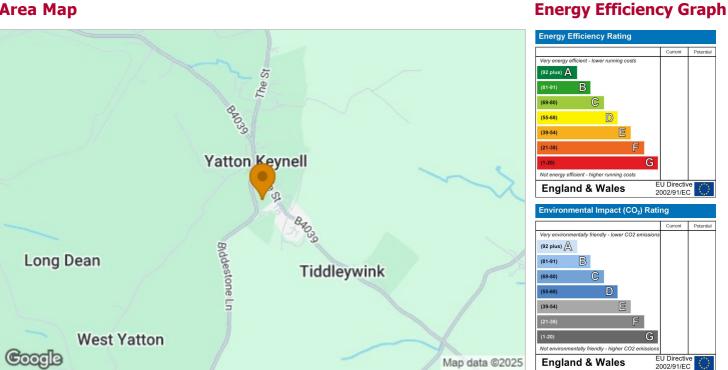
Approximate Area = 1587 sq ft / 147.4 sq m Garage = 307 sq ft / 28.5 sq m Total = 1894 sq ft / 175.9 sq m For identification only - Not to scale Garage 17'11 (5.46) x 17'2 (5.22) Bedroom 4 9'9 (2.98) x 8'3 (2.51) Snug 10'5 (3.18) x 8'4 (2.53) Kitchen / Dining Room 20'10 (6.36) x 18'3 (5.57) Reception Room 20'10 (6.36) to bay x 11'5 (3.47) max Dressing Room 13'8 (4.16) x 9'7 (2.93) Utility 9'6 (2.90) x 6'1 (1.86) Bedroom 2 Bedroom 1 13'5 (4.08) x 9'3 (2.83)

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2025. Produced for Kingsley Pike. REF: 1344090

**GROUND FLOOR** 

# Area Map



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