

14 Butts Batch Wroughton BS40 5LN

£535,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1724.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and triple  
tandem garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C



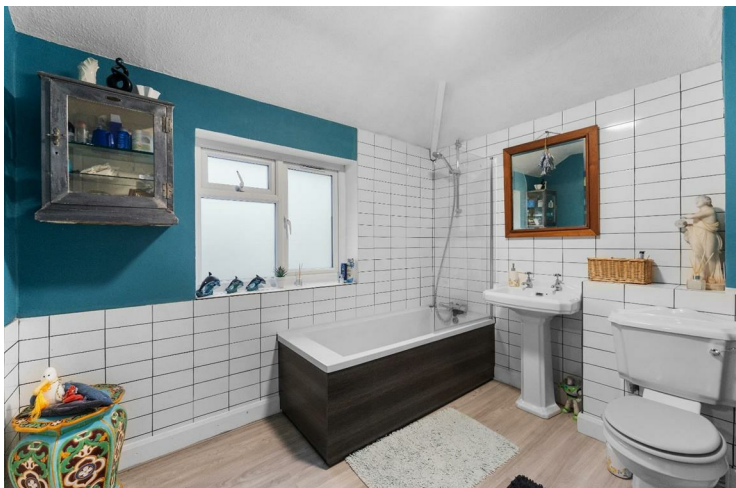
Exceptional three bedroom extended family home on the fringes of Wroughton village - 14 Butts Batch is a superb three-bedroom semi-detached property, fully renovated and thoughtfully extended by the current owners to create stylish, spacious, and flexible living. Ideally situated in the ever-popular village of Wroughton, this immaculately presented home is perfect for modern family life. Accessed via an attractive oak-framed porch, the ground floor opens into a welcoming entrance hall leading to a truly expansive sitting room. This elegant space features an enclosed log-burning fire as its focal point and includes an additional seating area, ideal for resting and relaxing in comfort. The heart of the home is the impressive kitchen diner, beautifully fitted with a range of base cabinets, oak work surfaces, and high-quality appliances. A feature lantern ceiling window floods the space with natural light, and bi-folding doors open directly onto the garden, creating a seamless connection to the outdoors. Further ground floor accommodation includes a useful home office/snug, and a stylish cloakroom WC. The first floor provides three well-proportioned bedrooms, all with pleasant outlooks, served by a large and beautifully appointed family bathroom complete with freestanding bath, separate walk-in shower, and contemporary fittings.

Externally, the property enjoys a substantial rear garden enjoying a westerly orientation, perfect for afternoon and evening sun. Predominantly laid to lawn with an attractive patio seating area, the garden backs directly onto open fields, offering a private and peaceful outlook. The front pleasantly set back from the road and closed by box hedging for privacy. The front garden itself is laid to stone for easy maintenance with off street parking to the side. A particular highlight is the purpose-built triple garage/workshop with power, lighting, and heating, offering excellent potential for conversion into further living accommodation, home office, gym, or even a self-contained annexe (subject to planning).

14 Butts Batch is set within a tranquil location on the fringes of the rural village of Wroughton, just a short walk from the village centre, offering a brilliant selection of amenities including cosy public houses, a post office, cafe and popular village school. Although Wroughton is surrounded by countryside there are some excellent transport links, being a short drive from Junction 21 of the M5 and the A370 going into Bristol and Weston Super Mare. You also have great links by rail and air with Yatton's mainline railway station and Bristol International airport only a short distance away.













## Exceptionally well presented modern family home with views over Wrington's countryside



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

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Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

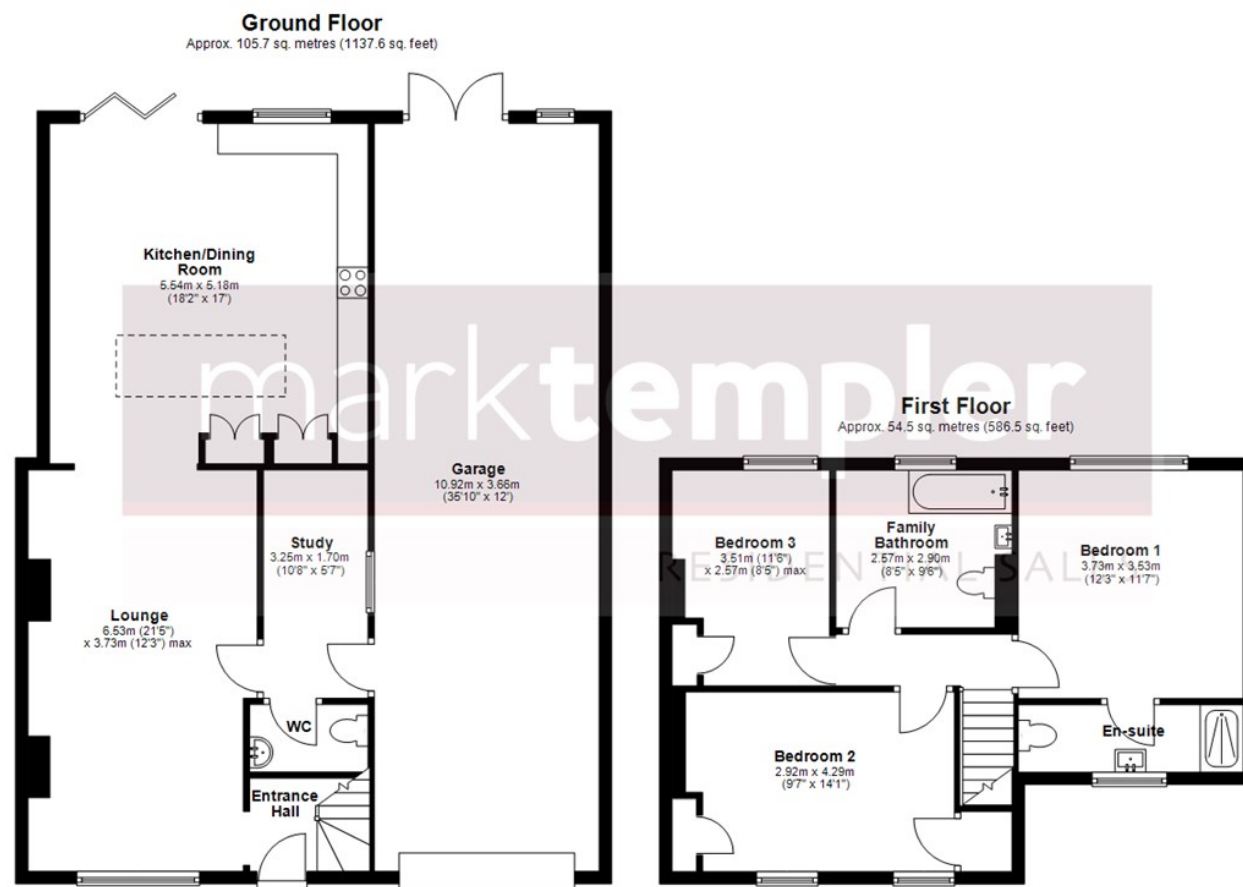
Yatton's mainline railway station



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Total area: approx. 160.2 sq. metres (1724.0 sq. feet)

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. These services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.