



£975,000

**Dyrham Cottage**

Dyrham, SN14 8EU



## PROPERTY SUMMARY

Dyrham Cottage, dating back to the late 1800s, is a charming and character filled property that seamlessly blends period features with modern convenience. The heart of the home is the spacious kitchen and adjoining utility room, which leads into a light-filled conservatory, offering stunning open views of the garden. The dining room, with its doors leading directly to the outside, is perfect for enjoying meals while overlooking the beautiful surroundings. The large living room, complete with a cosy wood burner, provides a welcoming space to relax, while the front entrance door offers a gracious welcome to the home. Upstairs are three well sized double bedrooms with the principle bedroom boasting an en-suite shower room and the family bathroom is accessed on the landing.

Outside, the large rear garden is a standout feature, offering open views across the countryside. A summer house and shed provide additional storage and relaxation space, while the expansive patio area is perfect for entertaining guests. The rear electric gate ensures privacy, and there is ample parking space for multiple vehicles, along with a double garage and carport. For those seeking additional living space or potential rental income, a separate one bedroom annex with an open-plan kitchen and living area provides an excellent opportunity to let out. This is a wonderful, versatile property with a unique blend of charm, comfort, and potential. Outside, the large rear garden is a standout feature, offering open views across the countryside. A summer house and shed provide additional storage and relaxation space, while the expansive patio area is perfect for entertaining guests. The rear electric gate ensures privacy, and there is ample parking space for multiple vehicles, along with a double garage and carport. For those seeking additional living space or potential rental income, a separate one bedroom annex with an open-plan kitchen and living area provides an excellent opportunity to let out. This is a wonderful, versatile property with a unique blend of charm, comfort, and potential. There is also potential for the shed to be developed into a home gym or office or building plot subject to necessary permissions.

















## Lower Street, Dyrham, Chippenham, SN14

Approximate Area = 1651 sq ft / 153.3 sq m (excludes carport)

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Garage = 291 sq ft / 27 sq m

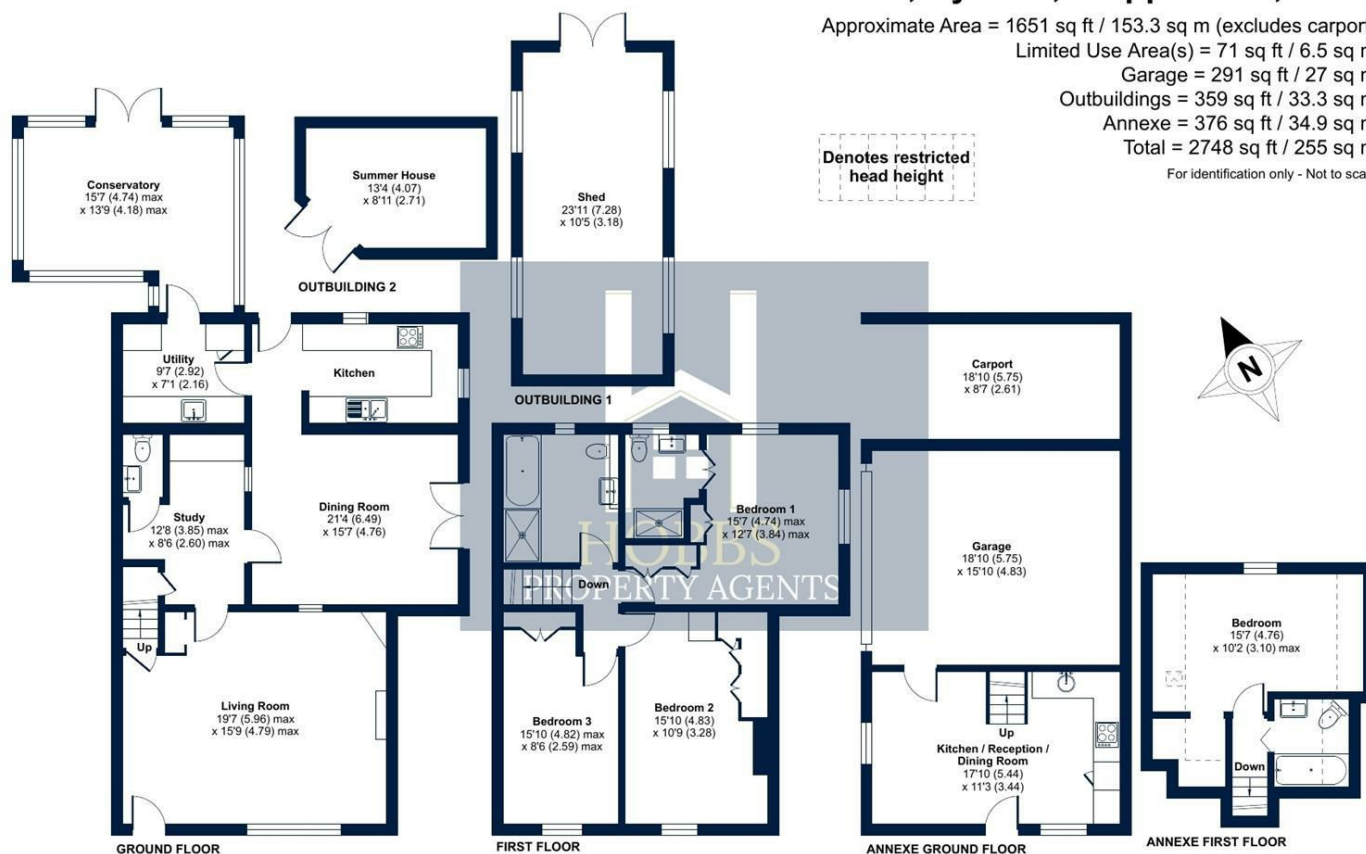
Outbuildings = 359 sq ft / 33.3 sq m

Annexe = 376 sq ft / 34.9 sq m

Total = 2748 sq ft / 255 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hobbs Property Agents Limited. REF: 1257075

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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