



WentWorth
Estate Agents



Little Croft Fredricks Way, Burton, Chippenham, SN14 7LT

• Four Bedroom Link-Detached Family Home • Spacious and Flexible Living • Front and Rear Gardens • Garage and Driveway Parking • Desirable Village Location • No Onward Chain

Offers in excess of £475,000

Location

Burton is a picturesque Cotswold Village, nestled between other popular Villages such as Yatton Keynell and Badmington. It offers amenities, including a church, the popular Old House At Home pub, and the Farmshop & Kitchen. The area is renowned for the Badminton Horse Trials, a world famous equestrian event, and is surrounded by beautiful countryside, including the wonderful Westonbirt Arboretum. Nearby is the village of Castle Combe which is often described as ‘The Prettiest Village in England’ and is well known for its film locations, as well as its motor racing circuit, the luxurious Manor House Hotel, and a picturesque golf course. For families, primary schools are available in the nearby villages of Acton Turville and Yatton Keynell, with the latter also offering a shop, post office, and doctor’s surgery. The market town of Chippenham is within easy reach and has a mainline railway station with connections to London Paddington and Bristol Temple Meads. With the M4 (Junction 18) close by, Burton enjoys excellent road links to Bath, Bristol, Swindon, Cardiff, and London, making it an ideal location for both village charm and modern convenience.

Internal Descriptions

Upon entering the property, you are greeted with an entrance hallway with stairs rising to the first floor. The living room is well-proportioned and enjoys plenty of natural light by way of the window overlooking the front garden and the patio doors to the rear. The second reception room is ideal for a formal dining room, or could be utilised as a playroom or snug. The kitchen is bright and well-appointed, with a door to the rear garden. A useful cloakroom is also to be found on the ground floor. To the first floor you will find four double bedrooms and a family bathroom.

External Descriptions

To the front of the property you will find driveway parking and a single garage. The garden is surrounded by mature hedging and shrubs and wonderful fruit trees. There is also a side access gate leading to the rear of the property. To the rear you will find a sunny garden, flanked by stone walling. There is a lawned area, a gravelled area, perfect for entertaining and mature shrubs and herbaceous borders. A sunroom can be found to the rear of the garage, which has plumbing for a washing machine.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

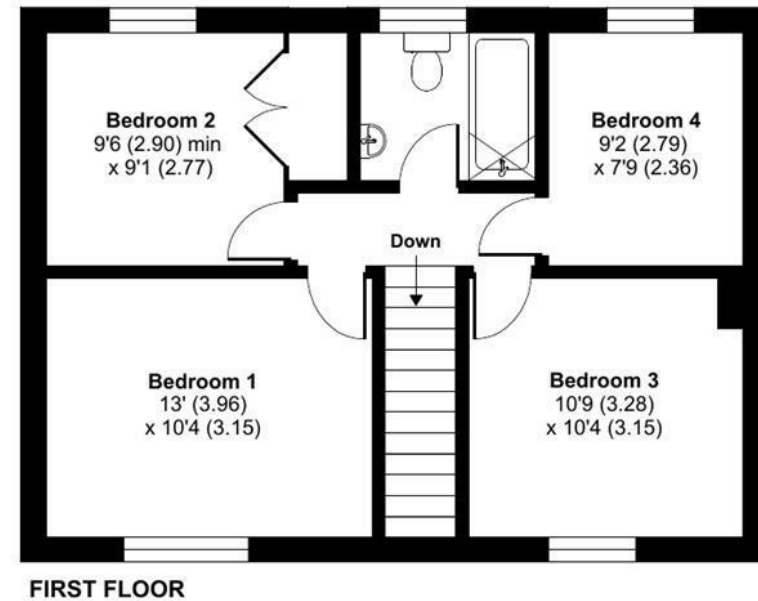
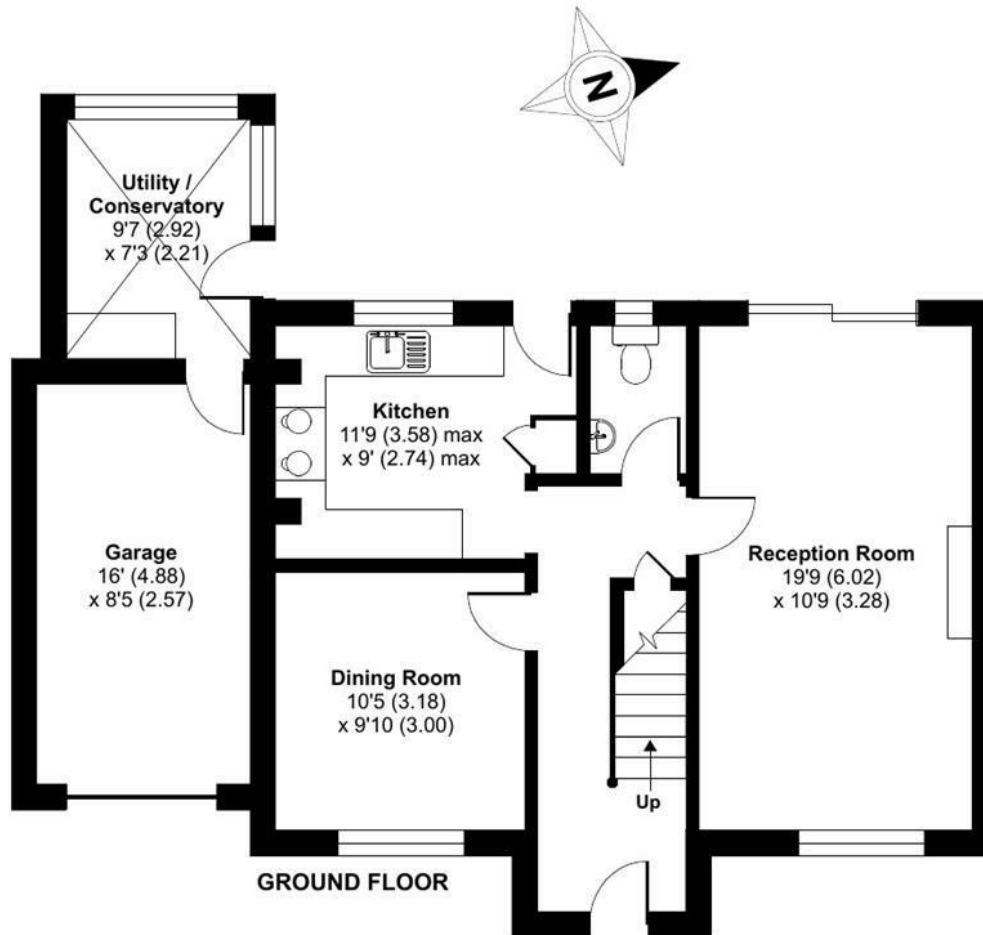
Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Little Croft, Burton, Chippenham, SN14

Approximate Area = 1368 sq ft / 127 sq m (includes garage)

For identification only - Not to scale



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

74

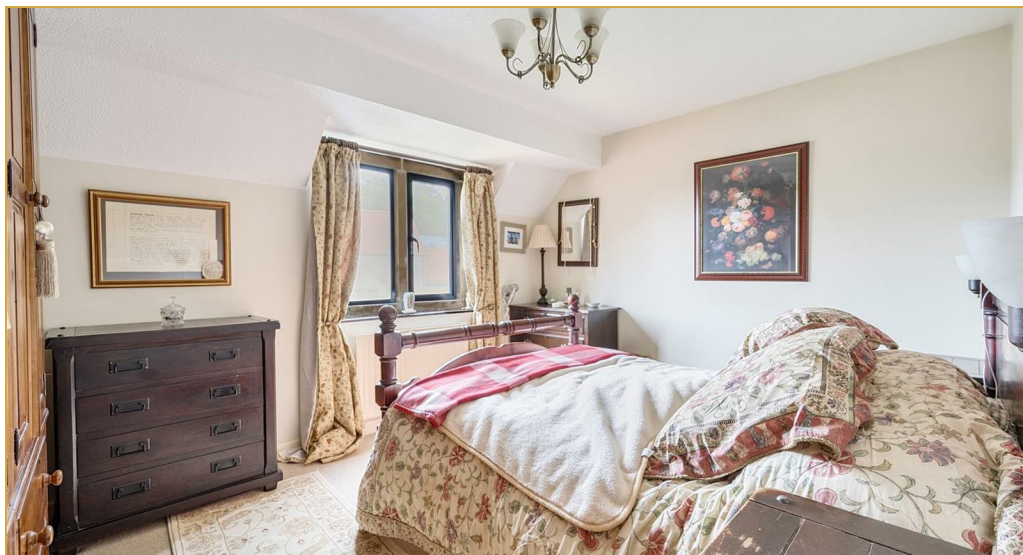
44



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1340200







Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

