



📍 Little Trodgers 16 Sandy Lane, Chippenham, Wiltshire, SN15 2PZ

🔗 £695,000

A most attractive and immaculately presented, two bedroom, detached, Grade II Listed, thatched cottage with one bedroom self contained annex and double garage, occupying a generous plot of approximately 0.7 of an acre, neighbouring open countryside in this sought after village.

- Beautiful, Detached, Grade II Listed, Cottage
- Two Double Bedrooms
- Self Contained One Bedroom Annex
- Fabulous Reception Room With Feature Fireplace & Exposed Beams
- Planning Permission Approved To Create A Third Bedroom With En Suite Shower Room
- Immaculately Presented Throughout
- Large Plot, Approximately 0.7 Of An Acre
- Private, Mature Gardens Backing Onto Open Countryside
- Double Garage & Ample Driveway Parking
- Village Location

🏠 Freehold

📊 EPC Rating



A most attractive and immaculately presented, detached, Grade II Listed, thatched cottage, which occupies a generous plot of approximately 0.7 of an acre and enjoys wonderful views to the rear over neighbouring countryside.

The property offers flexible accommodation over two floors comprising; entrance porch with cloakroom off, fabulous sitting room with exposed beams and feature fireplace with inset gas fire, snug/dining room, lovely garden/sun room opening onto the rear garden, breakfast area, kitchen with modern units, utility room, ground floor shower room and two double bedrooms (one with en suite W.C).

Further accommodation can be found within the beautifully presented, self contained annex which adjoins a double garage and comprises; open plan sitting room/kitchen with modern units, good sized bedroom and a shower room.

Externally there are large, well tended, mature gardens to the front, side and rear of the house, which are predominately lawned and enjoy a good deal of privacy.

Double garage with two doors to the front, power and lighting. To the front and side of the garage there is driveway parking for numerous vehicles.

Planning and listed building consent has been granted to create a third bedroom, en suite shower room and utility area (replacing the current utility room and lobby to the side). Further information about the planning permission granted can be found on the Wiltshire Council website; www.wiltshire.gov.uk/planning-building-control/planning (planning reference PL/2023/01666).

Situation

Sandy Lane is a small village situated between the villages of Bromham and Derry Hill in an Area of Outstanding Natural Beauty. The property is ideally situated for countryside walks to Lacock and Spye Park. The nearby village of Derry Hill has a primary school, post office/shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and more comprehensive amenities are available in nearby Chippenham, including mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offering good motor commuting to the major centres of Bath, Bristol, Swindon and London. Bristol airport is approximately 26 miles away.

Property Information

Council Tax Band: F

Freehold

Mains gas, electricity and water. Private drainage. The annex has its own separate electricity supply.

Gas central heating in the main house and electric heating in the annex.

EPC Rating; Grade II listed and therefore exempt

The thatch was completely replaced in December 2018





Sandy Lane, Chippenham, SN15

Approximate Area = 1156 sq ft / 107.3 sq m

Limited Use Area(s) = 280 sq ft / 26 sq m

Garage = 291 sq ft / 27 sq m

Annexe = 370 sq ft / 34.3 sq m

Total = 2097 sq ft / 194.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Strakers. REF: 1075169

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