





📍 1, Yew Tree Cottage Goatacre Lane, Goatacre, Calne, SN11 9HY

🔗 Offers In Excess Of £650,000

A charming three double bedroom semi-detached cottage, which has been sympathetically improved by the current owners, to offer a beautifully presented home brimming with character, occupying a generous plot, with ample off-road parking, and situated in the popular village of Goatacre.

- Generous Three Bedroom Semi-Detached Cottage
- Sympathetically Improved & Beautifully Presented Accommodation
- Range of Warming Character Features Throughout
- Triple-Aspect Country Kitchen with Island
- Two Spacious Reception Rooms
- Three Double Bedrooms
- Downstairs Shower Room / Utility Room / Upstairs Family Bathroom
- Two Level Home Office, Offering Annexe Potential
- Extensive Plot, Split into Three Sections, Bordering Agricultural Land to the Rear
- Ample Off-Road Driveway Parking

🏡 Freehold

🏠 EPC Rating E





A charming three double bedroom semi-detached cottage, which has been sympathetically improved by the current owners, to offer a beautifully presented home brimming with character, and benefitting from an impressive home office / potential annexe, situated in the popular village of Goatacre.

The internal accommodation is arranged over two levels, and briefly comprises; spacious entrance hall with flagstone flooring throughout, providing further access to, the bespoke, triple-aspect county style kitchen / breakfast room, rear utility lobby with downstairs shower room off, and the large dining room with exposed beams. The ground floor living arrangements are completed by the dual-aspect sitting room, with feature inglenook fireplace and wood burner.

To the first floor, are three sizeable double bedrooms, and the high-specification Leekes family bathroom, with separate shower, benefitting from quality Vado & Burlington fittings.

Externally the property occupies a large plot, separated into three key sections. Firstly, there is initial private garden area laid predominantly to patio and lawn, which is bordered to the side, by the considerable gravelled driveway, which is large enough to park multiple vehicles, with ease. The final section is a large lawned area, bordered by agricultural land to the rear, with a newly appointed decked seating area.

Splitting the garden is a superb home office, which is arranged over two levels, and offers prospective buyers the opportunity to work from home in a large, and stylishly equipped work space. The building has the potential to be converted into an annexe, or Air Bnb, with its already established water supply, electricity, heating, and direct Cat 6 ethernet. There are french doors on the ground level, leading out to the aforementioned decked seating area.

#### Situation

Goatacre is a small historic village with a large cricket heart having won through to the village finals twice at Lords and is centred around a fully licensed village hall and cricket grounds. Local shops, post office and vet are in Lyneham approximate 1 mile away. The village is situated some 9 miles south west of Swindon, which has a mainline train station to London (Paddington). Motorway access is at Junctions 16 & 17 of the M4 motorway, providing easy access to London and Bristol.

#### Property Information

Council Tax Band; E

Freehold

Mains electricity, water and drainage.

Oil fired central heating

EPC Rating; E





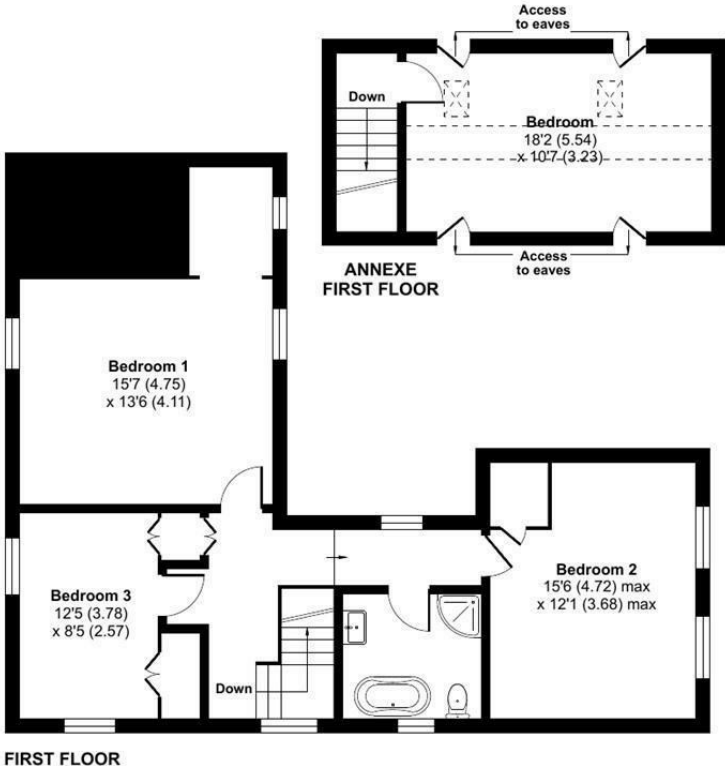
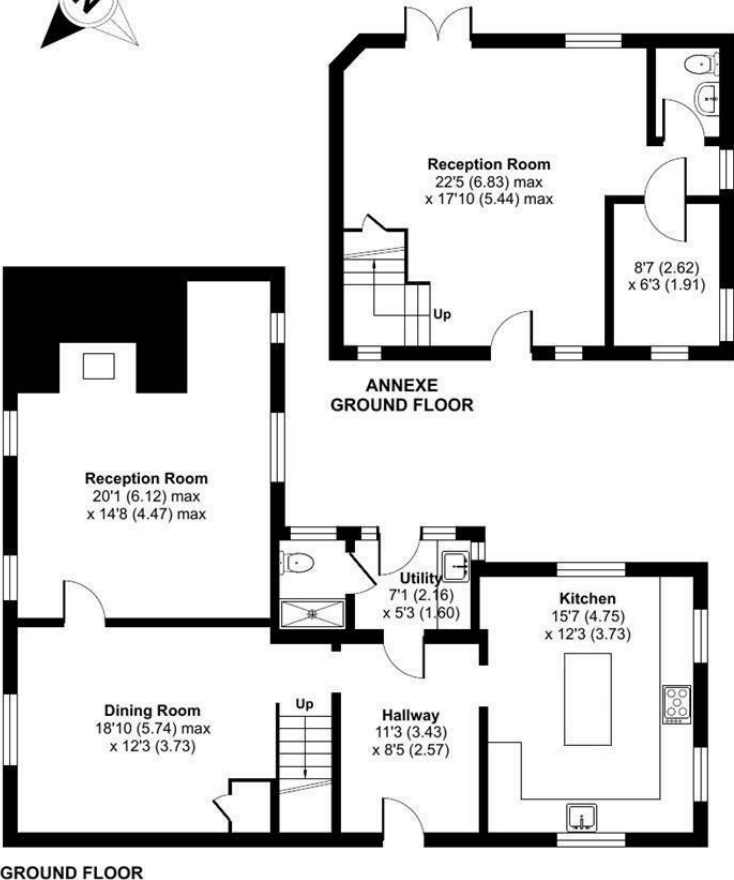
# Yew Tree Cottage, SN11

Approximate Area = 1752 sq ft / 162.7 sq m  
 Limited Use Area(s) = 159 sq ft / 14.8 sq m  
 Annexe = 481 sq ft / 44.7 sq m  
 Total = 2392 sq ft / 222 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1076690

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