



📍 Willow Cottage Nettleton Road, Burton, Chippenham, Wiltshire, SN14 7LR

🔗 Offers In Excess Of £600,000

A spacious and immaculately presented, four bedroom, detached house which was built in 2015 and benefits from good sized, private gardens, double carport and wonderful views to the front over neighbouring countryside.

- Very Well Presented, Modern, Detached House
- Four Good Sized Bedrooms
- Superb, L-Shaped Kitchen/Dining/Family Room
- Modern Kitchen Units & Integrated Appliances
- Utility & Cloakroom
- Bathroom & En Suite Shower Room
- UPVC Double Glazing & Gas Central Heating (LPG)
- Double Carport
- Good Sized Gardens To The Side & Rear
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating C



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The property offers excellent accommodation over two floors comprising; entrance hall with cloakroom off, sitting room, superb, L-shaped kitchen/dining/family room with modern units, integrated appliances and French doors opening onto the rear garden, utility room, bedroom 1 with built in wardrobes and an en suite shower room, three further bedrooms with built in wardrobes and a bathroom with white suite.

Externally there are good sized, predominately lawned gardens to the side and rear. Directly to the rear of the property there is a paved patio seating area and beyond the carport there is a 'secret' garden which is lawned and well enclosed by fencing and hedging. The gardens enjoy a good deal of privacy.

Timber framed, detached double carport which is situated to the rear of the property.

Situation

Burton is a lovely and sought after Cotswold village with amenities including a public house and farm shop/cafe. Further amenities can be found in the nearby villages of Yatton Kennell & Acton Turville which both have good primary schools and post offices. A more comprehensive range of amenities can be found in the market town of Chippenham or the Georgian city of Bath both with mainline railway stations. Burton falls into catchment of Sheldon & Hardenhuish Secondary Schools in Chippenham. The village is well situated for use of the M4 motorway and is midway between junctions 17 & 18 giving easy access to Bristol & Swindon, whilst the A46 places Bath to the south & Stroud & the M5 motorway to the north, within easy reach.

Property Information

Council Tax Band; F

EPC Rating; C

Freehold

Mains drainage, water and electricity.

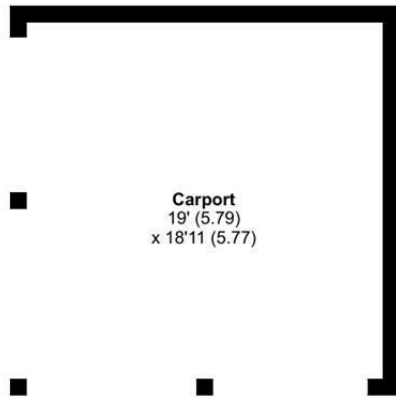
Gas Fired Central Heating (LPG)



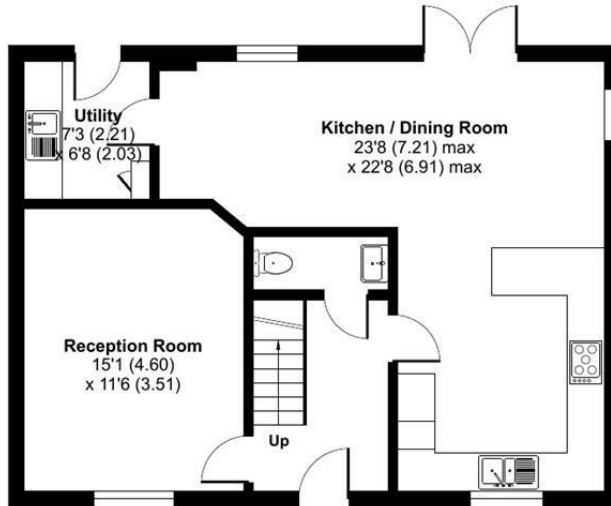
Nettleton Road, Burton, Chippenham, SN14

Approximate Area = 1408 sq ft / 130.8 sq m (excludes carport)

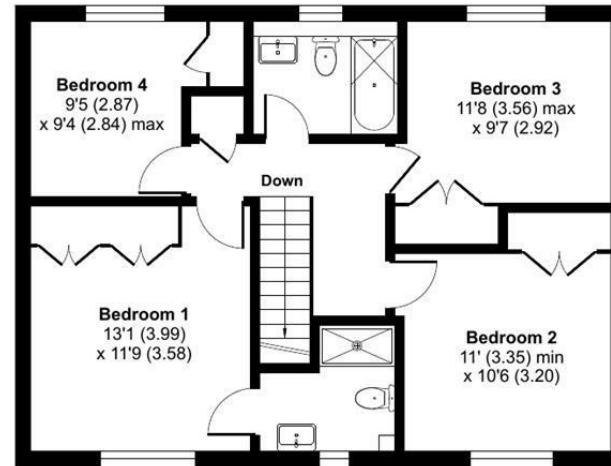
For identification only - Not to scale



Carport
19' (5.79)
x 18'11" (5.77)



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1091876

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