





📍 Parsons Lynch Cold Ashton, Chippenham, Wiltshire, SN14 8JT

🏠 £750,000

A most attractive, and beautifully presented, three double bedroom semi-detached cottage, offering extending accommodation full of charming character, off-road parking, and delightfully landscaped gardens. Offered with No Onward Chain.

- Attractive Semi-Detached Cottage
- Extended Accommodation, Flexible Living Arrangements
- Charming Character Throughout, Beautifully Presented
- Three Double Bedrooms & Three Reception Rooms
- Principal Bedroom with En-suite
- Off-Road Driveway Parking, Private Gated Entrance
- Stunning & Private Walled Gardens
- Desirable Village, Close to Bath & Chippenham
- No Onward Chain
- Current Internet Speed Between 80-90 MB/s

🏡 Freehold

🏠 EPC Rating D





This most attractive semi-detached cottage is ideally positioned in the highly sought-after village of Cold Ashton, conveniently located between Chippenham and Bath. The property has been extended offering deceptively spacious accommodation, with flexible living arrangements, perfect for the demands of today's modern lifestyle. Internally the property retains the charm of the old cottage, such as open fireplaces and oak beamed ceilings throughout, whilst also being beautifully maintained to modern standards.

The living arrangements can be found over two levels, and briefly comprises; impressive, welcoming entrance hall, with an original stone fireplace and a natural stone floor, useful downstairs cloakroom/utility room and fully fitted kitchen; with larder, breakfast bar and dining area. The very spacious sitting room has a working fireplace with oak lintel and lovely wood burning stove, double doors lead out to the South facing patio area, whilst dual aspect windows make the space light and airy. A study / downstairs bedroom can be found off the sitting room, fitted with high quality bespoke furniture, providing the perfect space for somebody who works from home, whilst also versatile to accommodate as a bedroom. Double doors also lead to the patio area from the study.

To the first floor are three double bedrooms. The principal bedroom benefits from dual aspect windows with beautiful views and a stylish en-suite shower room. The second bedroom features built in storage, whilst the family bathroom has a stylish enamel freestanding bath and overhead rain shower.

Externally there is space to park 2/3 vehicles on the gravel driveway, with private gated access. There is a beautiful, private walled garden, which is delightfully landscaped with well established and fully stocked raised borders, fruit trees, seating / fire-pit area, large lawn, automatic lighting system and a potting shed that is complete with electricity.

Offered with No Onward Chain.

#### Situation

Cold Ashton is a small, yet beautiful village on the A420, located on the southern edge of the Cotswolds in a Conservation Area and on the Cotswold Way. The village of Marshfield which is only a short distance away offers comprehensive village amenities including a Post Office/Store, butchers, general stores, doctor's surgery, Church, public houses and a primary school. As mentioned, the Georgian City of Bath is easily accessible and boasts some of the most well regarded schools and Universities in the South West and attracts visitors from all over the world, whilst the nearby Chippenham has a wide range of shopping leisure amenities as well as a mainline railway station to London and Bristol and Bath and good access to the M4 motorway.

#### Property Information

Council Tax Band; D

Freehold

Mains electricity, water and drainage.

Oil fired central heating

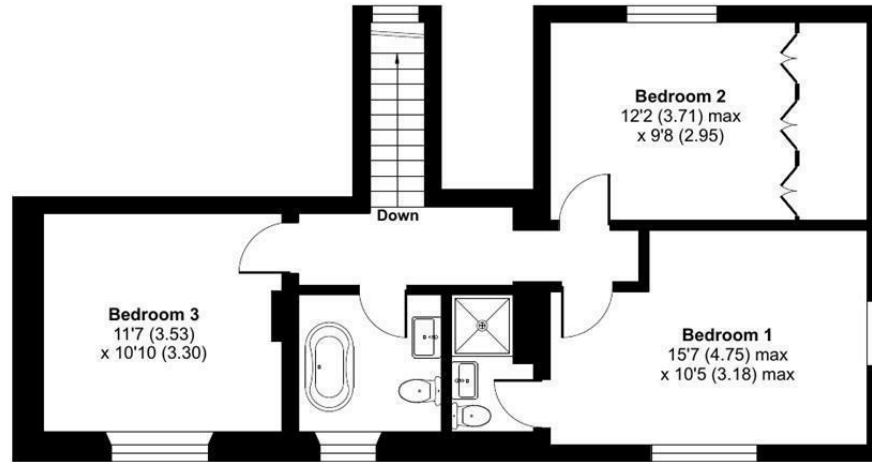
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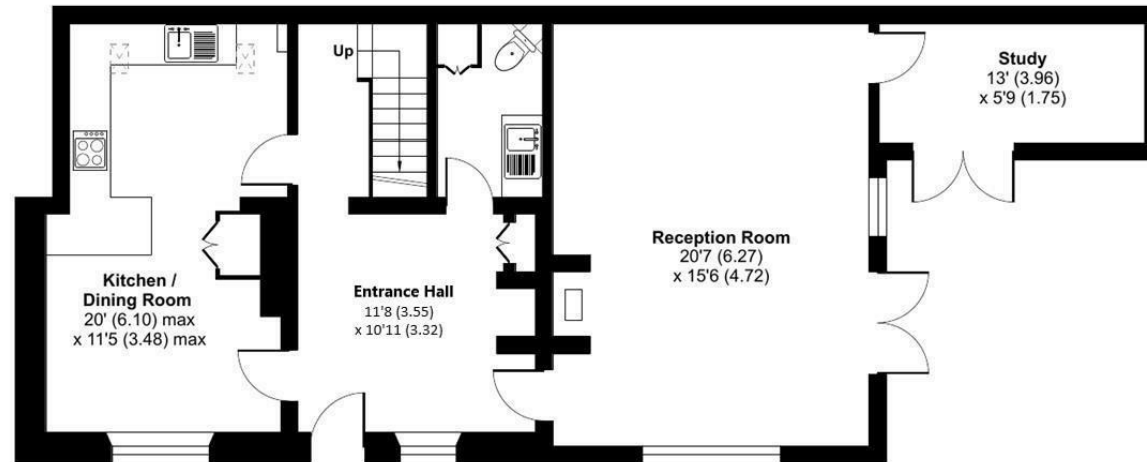
# Parsons Lynch, Cold Ashton, Chippenham, SN14

Approximate Area = 1498 sq ft / 139.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1119584

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