



📍 8 Draycot Cerne, Chippenham, Wiltshire, SN15 5LD

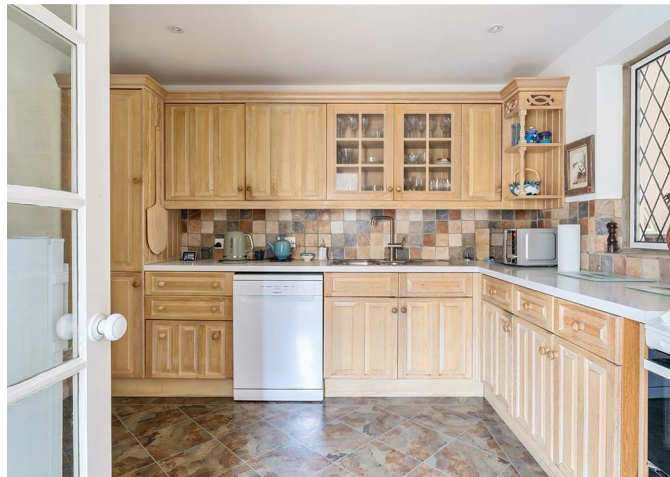
🏠 Price Guide £575,000

A well presented and deceptively spacious, four bedroom, two reception room, two bathroom, semi detached house with large rear garden, garage and ample driveway, which enjoys a most pleasant position in this sought after village.

- Extended, Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Bathroom & En Suite Bathroom
- Semi Rural Location
- Delightful, Good Sized Garden, Backing Onto Fields
- Detached Garage & Ample Driveway Parking

🏡 Freehold

🏠 EPC Rating D



A well presented and deceptively spacious, semi detached house, built in 1985, with large, private rear garden, detached garage and ample driveway, which enjoys a most pleasant position in this sought after village.

The property offers deceptively spacious accommodation over two floors comprising; entrance hallway with cloakroom off, sitting room with fireplace and inset wood burning stove, dining room, side lobby, family room, kitchen, conservatory onto the rear garden, principle bedroom with en suite bathroom, three further bedrooms and a bathroom.

Externally there five bar gated access to a gravelled driveway which provides parking to the front and side of the property for numerous vehicles. EV changing point. To the rear there is a good sized, lovingly maintained garden which is well stocked with shrub beds, ornamental bushes and trees. The garden backs onto fields and enjoys a good deal of privacy.

Detached garage with up and over door to front, window to the side, power and lighting.

Situation

The property is situated adjacent to open countryside. Lying on the southern fringes of the Cotswolds, the area is noted for its pretty villages and unspoilt rural character. North Wiltshire is very commutable; communications are excellent with fast road access to the major employment centres of Bristol and Swindon, the Georgian city of Bath and via the M4 motorway London and the West Country. There are main line rail services from the nearby market town of Chippenham - Paddington about 75 minutes. The area is well served with an excellent range of both state and private schooling and those with an interest in country and leisure pursuits are well catered for in the region. Comprehensive shopping facilities are available in Chippenham or slightly-further-afield Cirencester, Marlborough or Bath.

Property Information

Council Tax Band; E

EPC Rating; D

Freehold

Mains electricity, water and drainage

Oil Fired Central Heating



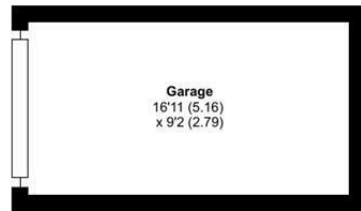
Draycot Cerne, Chippenham, SN15

Approximate Area = 1792 sq ft / 166.4 sq m

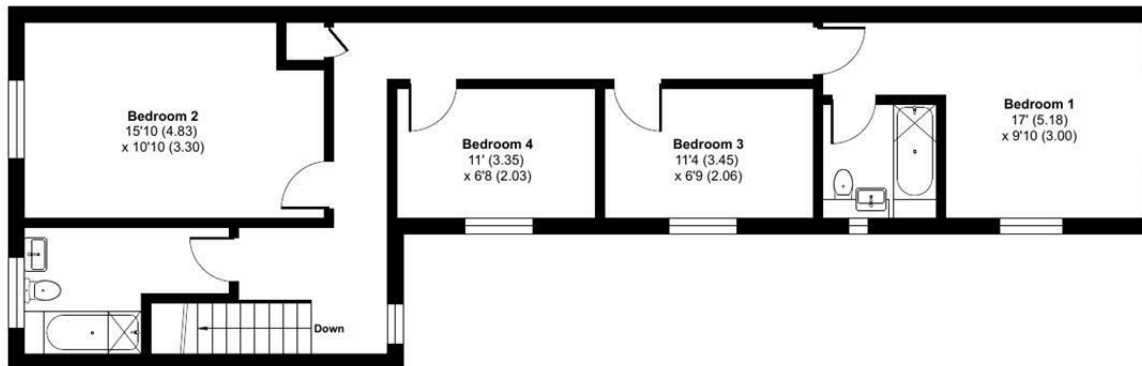
Garage = 156 sq ft / 14.4 sq m

Total = 1948 sq ft / 180.8 sq m

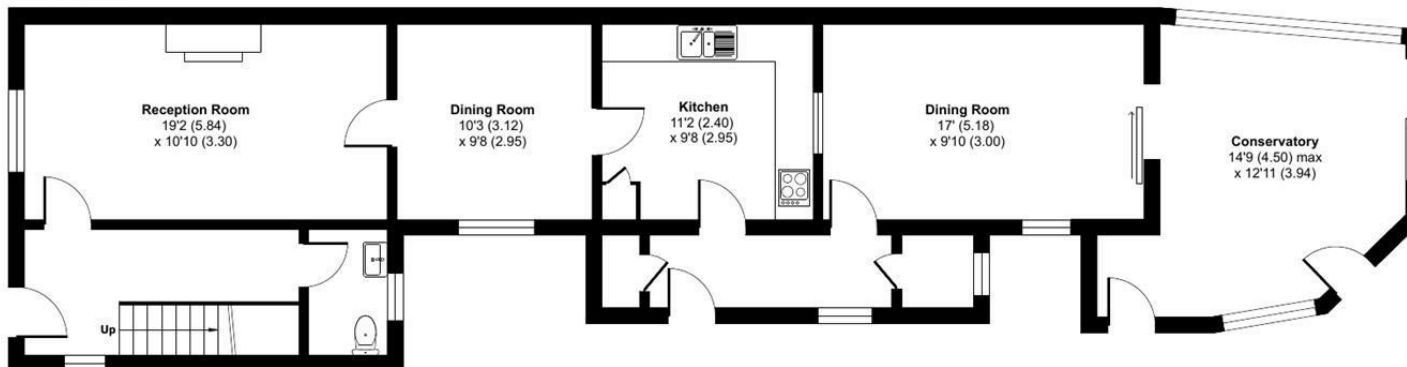
For identification only - Not to scale



GARAGE



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: 1144679

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