



📍 58 High Street, Marshfield, Chippenham, Wiltshire, SN14 8LP

🏠 £360,000

A characterful, very well presented, two bedroom, Grade II Listed, period house with private, walled garden, which is situated in the heart of this sought after village, within walking distance of numerous amenities and countryside.

- Characterful Grade II Listed House
- Two Bedrooms
- Superb, Recently Refitted Kitchen
- Modern Bathroom With Underfloor Heating
- Cellar Room
- Gas Central Heating
- Private, Walled Garden
- Close To Amenities
- Sought After Village location

🏡 Freehold

📊 EPC Rating D



A characterful, very well presented, Grade II Listed, period house which is situated in the heart of this sought after village, within walking distance of numerous amenities and countryside.

The property offers accommodation comprising; entrance vestibule, lovely sitting room with feature fireplace and inset wood burning stove, superb kitchen with an excellent range of bespoke units and flagstone floor, rear lobby, ground floor bathroom with modern white suite and underfloor heating, charming cellar room with painted stone walls and curved ceiling, which is currently used as a dining room but would also make an excellent hobby room and two first floor bedrooms.

Externally there is a delightful and incredibly private, walled, rear garden with section of lawn and paved patio seating area.

Situation

Marshfield is a highly sought after village with convenient access links to the M4 (Junction 18 Bath or 17 Chippenham). This vibrant village is blessed with historic charm and character whilst also offering a range of amenities including two public houses, a general store, post office, butcher, newsagent, vet, doctor, garage, church, tea shop, hair salon, community centre/playgroup and modern primary school. Mainline rail links are widely available from nearby Chippenham or equally Bath/Bristol. The historic City of Bath is only a short distance away and provides an abundance of arts and culture based events, fine dining and shopping.

Property Information

Council Tax Band; C

Tenure; Freehold

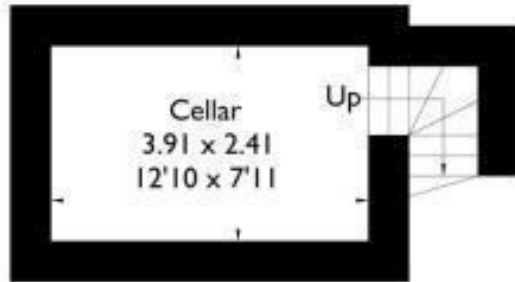
Services; Mains water, drainage, gas and electricity

Gas central heating

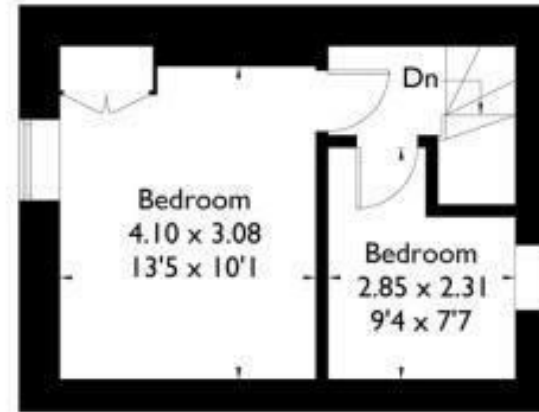
EPC Rating; C



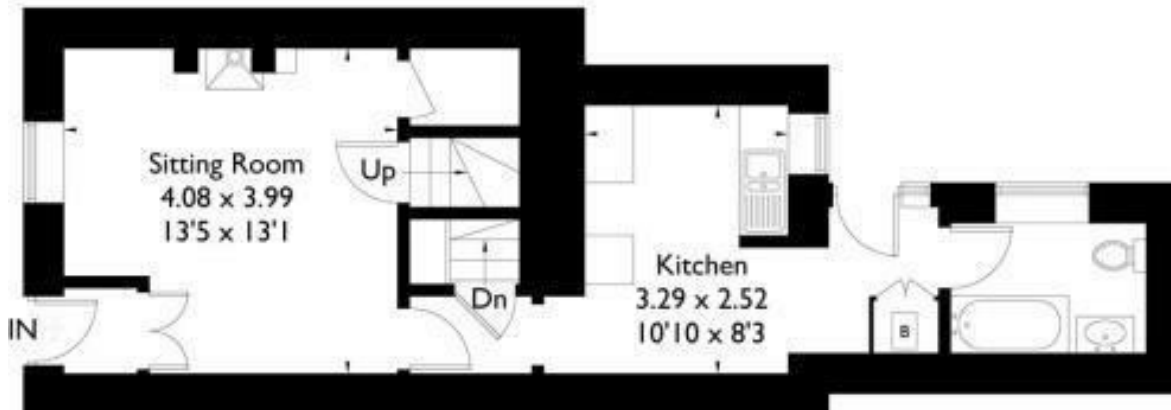
Approximate Gross Internal Area = 63.7 sq m / 686 sq ft
Cellar = 10.9 sq m / 117 sq ft
Total = 74.6 sq m / 803 sq ft



Cellar



First Floor



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171049

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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