



📍 2 Old School Gardens, Yatton Keynell, Chippenham, Wiltshire, SN14 7BB

🔗 Offers In Excess Of £475,000

Catkin Cottage is an attractive, double-fronted, three / four double bedroom Cotswold Stone, 'modern cottage style' house, which is beautifully-presented throughout, has been cleverly extended, and sympathetically improved by the current owner, to offer an extremely spacious and highly flexible home, perfect for modern family living, in the highly desirable village of Yatton Keynell.

- Attractive Double-Fronted, Modern 'Cottage Style' House
- Cleverly Extended Accommodation, Providing Spacious & Flexible Living / Working Arrangements
- Superb Dual-Aspect Kitchen / Dining Room with Separate Utility Room / WC
- Spacious Sitting Room with Feature Fireplace
- Wonderful Garden Room with Stunning Skylight and Bi-Folding Doors to the Rear Garden
- Practical Downstairs Shower Room
- Beautifully Appointed Bathroom & Stunning En-suite to Principal Bedroom
- Private Allocated Parking for Two Vehicles & Store Room with Electric Roller Door
- Lovely Low-Maintenance, Landscaped Rear Garden
- Highly Desirable Village Location, within Walking Distance of Amenities

🏡 Freehold

🏠 EPC Rating C



Catkin Cottage is ideally positioned in a terrace of attractive Cotswold Stone houses. This exceptional 'cottage style' house is located in the very heart of the desirable village of Yatton Keynell, within walking distance of the village school and amenities. The property is beautifully-presented throughout, has been cleverly extended, and sympathetically improved by the current owner, to offer an extremely spacious and highly flexible home, perfect for modern family living, with versatile and potential 'future-proofed' living arrangements.

The internal accommodation is arranged over two levels, and briefly comprises; warm and welcoming entrance hall, generous dual-aspect kitchen / dining room, which is well-appointed, and provides the perfect social space for hosting family and friends. There is a useful separate utility room with WC. The lovely sitting room, is spacious in size, and features a fireplace with the potential to be converted into a wood burner. This leads into the extended garden room, with stunning sky light, downstairs shower room with quality 'amtico' flooring, with the study / downstairs bedroom completing the ground floor arrangements.

To the first floor are three double bedrooms, including the principal bedroom with superb high-specification, and newly appointed en-suite shower room, and second bedroom with built-in wardrobes. The accommodation is completed by the modern family bathroom.

Externally the property is approached by a well-maintained pathway, that is shared with the neighbouring properties, and is bordered with lawn and mature shrubbery, which provides privacy and protection from the street. To the rear of the property is a pretty, landscaped and low-maintenance garden, providing a couple of private seating areas. The garden is bordered with raised beds with an array of flowers and plants. There is private allocated parking for two vehicles, and practical storage room, with electric roller door and an electric charging point.

Situation

The village of Yatton Keynell boasts an excellent range of amenities including a primary school, doctor's surgery, public house, shop/post office, church and village hall. A more comprehensive range of amenities can be found in nearby Chippenham including mainline railway station (London-Paddington). The village offers excellent motor commuting with good access to the A420 and the M4 motorway at Junction 17 and 18 thus offering motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band; E

EPC Rating; C

Freehold

Mains electricity, water and drainage.

Oil Fired Central Heating





Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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