



📍 2a St. Martins Lane, Marshfield, Chippenham, South Gloucestershire, SN14 8LZ

🏠 £550,000

A charming and deceptively spacious, two double bedroom, two reception room, semi detached, Grade II Listed, former teacher's cottage, which is situated just off the popular village High Street.

- Attractive, Grade II Listed, Semi Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Cloakroom
- Superb Bathroom With Four Piece Suite
- Good Sized Rear Garden
- Off Street Parking For One Car
- Well Presented Throughout
- Close To Amenities
- Sought After Village

🏠 Freehold

🏠 EPC Rating



A charming and deceptively spacious, Grade II Listed, former teacher's cottage, which is situated just off the popular village High Street. The property is very well presented throughout and benefits from a good sized garden, stone built, potential garden office/workshop and off street parking.

The accommodation is arranged over two floors and comprises; entrance hall with cloakroom off, fabulous sitting room with floor to ceiling windows and French doors to the rear, fireplace with inset wood burning stove and oak flooring, dining room with oak flooring, kitchen/breakfast room, two double bedrooms and a superb bathroom with freestanding claw foot bath and separate shower cubicle.

Externally there is a pretty, low maintenance garden to the front with path leading to the front door. To the rear there is a level, predominately lawned garden with a paved area tucked behind a low level wall. The lawn is bordered by well stocked, flower and shrub beds and in the corner there is a stone built potential garden office/workshop with power and lighting. The garden is well enclosed by stone walling and enjoys a good deal of privacy.

Off street parking space to the front for one car.

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; Grade II Listed and therefore exempt



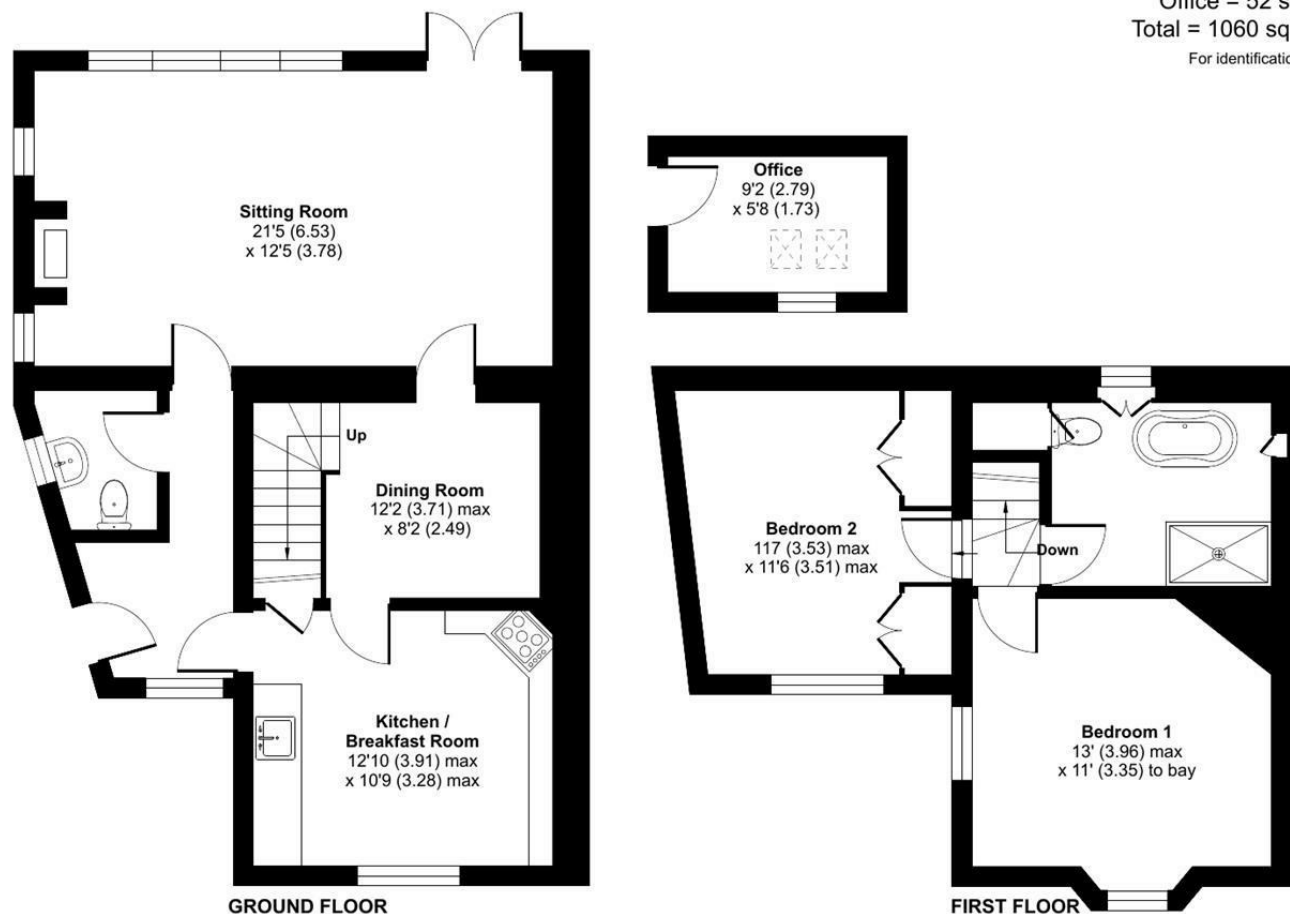
St. Martins Lane, Marshfield, Chippenham, SN14

Approximate Area = 1008 sq ft / 93.6 sq m

Office = 52 sq ft / 4.8 sq m

Total = 1060 sq ft / 98.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1179225

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