



📍 Fern Farm Cottage The Shoe, North Wraxall,
Chippenham, Wiltshire, SN14 8SE

🏠 £275,000

Fern Farm Cottage is a charming two double bedroom, terraced cottage, which has been sympathetically improved by the current owners, and is superbly positioned between Chippenham & Bath. Offered with No Onward Chain.

- Period Cottage
- Charming Character Throughout
- Sympathetically Improved by Current Owners
- Stylish, Contemporary Kitchen / Diner
- Waterproofed Cellar
- Two Double Bedrooms
- Large Landing / Study Area
- White Suite Bathroom
- No Onward Chain
- Triple Glazing

🏡 Freehold

🏠 EPC Rating D



Fern Farm Cottage is a wonderful two bedroom terraced cottage, which has been sympathetically improved by the current owners, to provide a comfortable, stylish and contemporary home whilst still retaining its original charm. The property is located in North Wraxall, a wonderful village offering easy access into Chippenham and Bath.

The cottage has accommodation arranged over three levels, and briefly comprises; sitting room, which opens into the modern kitchen / diner, to the ground floor. There is a cellar, which has been waterproofed with Vandex and the floor levelled, making it ideal for conversion into what could be a gym, cinema room or further reception room. To the first level are two double bedrooms, large landing, which could be used as study area, and the family bathroom.

The property has undergone many improvements, these include; Celotex floor insulation installed downstairs, a newly fitted kitchen, new carpets, soundproof triple glazing, upgraded lighting, and fresh plastering and paintwork.

Situation

North Wraxall is a picturesque Wiltshire village which is conveniently located between Bath and Chippenham. The village is surrounded by beautiful countryside and has a wonderful community spirit with many events held on the village green. The property is particularly well placed for access to Marshfield, which offers a comprehensive range of local amenities. Situated within easy reach of the A420 Bristol to Chippenham Road and within just a few miles of the A46 and Junctions 17 and 18 of the M4. Bath, with its wider variety of shopping, sporting, leisure and cultural amenities, is within 8 miles. Trains to London Paddington are available at either Bath Spa or Chippenham railway stations.

Property Information

Freehold

Mains Water & Electricity

Septic Tank

EPC Rating; D

Triple Glazing

Electric Heating

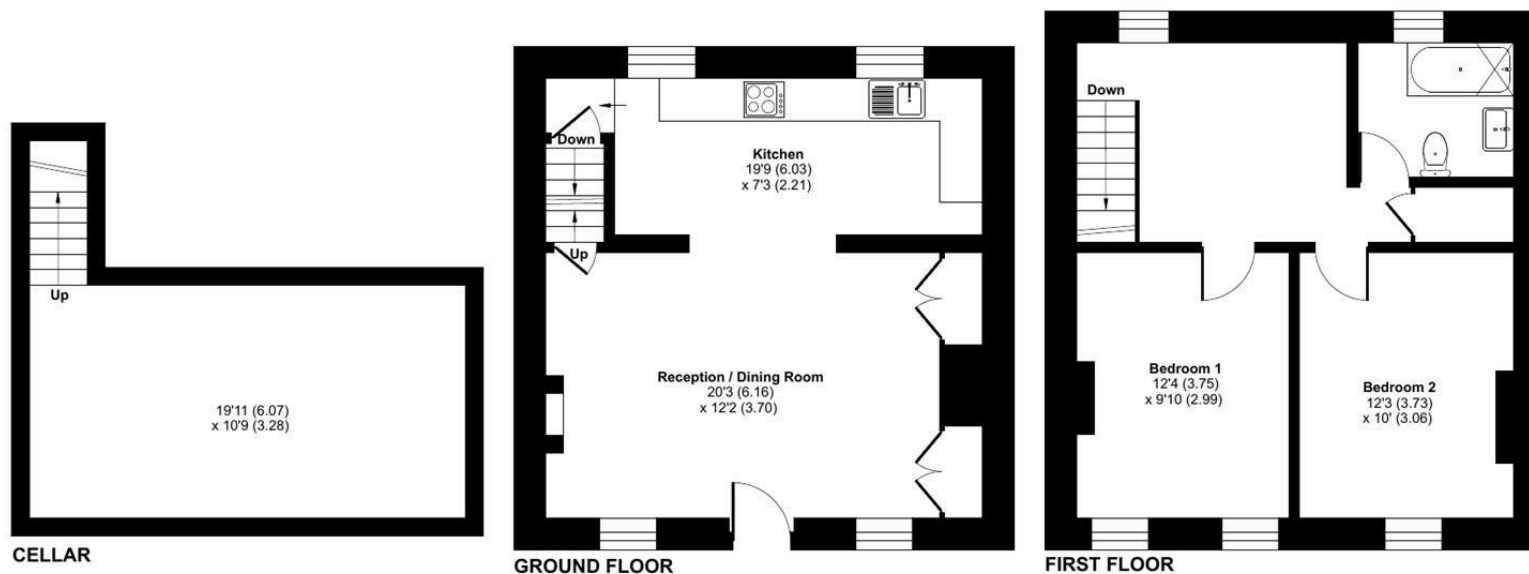
Council Tax Band; C



Fern Farm Cottage, The Shoe, North Wraxall, Chippenham, SN14

Approximate Area = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1264140

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