



📍 172 Littleworth Lane, Whitley, Melksham, Wiltshire, SN12 8RF

🏠 Price Guide £585,000

Strakers are delighted to bring to the market this Pretty 3 Bedroom Stone Cottage located at the end of a quiet lane with wonderful rural views across open countryside, being set in grounds of over a third of an acre.

- Pretty 3 Bedroom Period Country Cottage
- Stunning Location With Far Reaching Views
- Large Gardens & Small Paddock of c. 3rd Acre
- Large Double Garage, Workshop & Stable Block
- Ample Scope to Extend Subject To Planning
- Oil Central Heating & Double Glazed Throughout
- Ample Parking For Numerous Cars
- Two Reception Rooms Plus Conservatory
- Some Updating Works Required
- Early Viewing Greatly Advised

🏡 Freehold

🏠 EPC Rating E



Having been owned by the same family for approaching 50 years we are delighted to have the opportunity to market this very pretty 3 bedroom end terrace stone cottage for sale. Located at the end of a small quiet country lane, and yet only a short walk to the heart of this ever popular village of Whitley on the outskirts of Corsham. The cottage sits on grounds of over a third of an acre and has been much loved by the family allowing their two big passions to have been enjoyed both horses and railways, with a small railway line having been built around part of the gardens, along with a workshop and double stable block that would have a multitude of usage for the new owner. Moving inside the property the accommodation comprises of inner porch that leads into the hallway that has a door to the ground floor bathroom, plus the galley style kitchen with fitted matching cupboard and base units that has a door leading out onto the conservatory which looks out onto the west facing gardens being an ideal place for enjoying both a morning coffee and those wonderful garden views. The cottage has two reception rooms on the ground floor with the dining room leading of the conservatory plus the larger living room that has an open fireplace with a wood-burning stove having been installed. On the first floor are three bedrooms being two double and a single bedroom along with a cloakroom. Outside the gardens are a joy to behold having been a real passion for the family with a large lawn along with a separate paddock to the rear along with ample gravel parking in front of the double detached garage. To the rear are two separate stable blocks plus an open store with one of the stable blocks having been used as a workshop with both power and light. in short with a scope of potential along with a wonderful location we would advise a viewing to fully appreciate all this cottage has to offer.

Situation

The hugely popular village of Whitley has a wonderful community feel, and local facilities within walking distance include an excellent primary school, pre-school/nursery, the fantastic Pear Tree Inn pub, Whitley golf club, Church, village hall, and a local community hub which incorporates a coffee shop, shop and cycling business. More comprehensive facilities are available in Corsham and Melksham which are just a short drive or bus trip away, with Whitley enjoying the benefit of a free school bus service to both Melksham & Corsham. The property is also ideally placed for easy access to the World Heritage City of Bath, M4 motorway junction 17, and nearby Chippenham train station offering fast access to London Paddington.

Property Information

Council Tax Band: E

E.P.C Band: E

Oil Central Heating

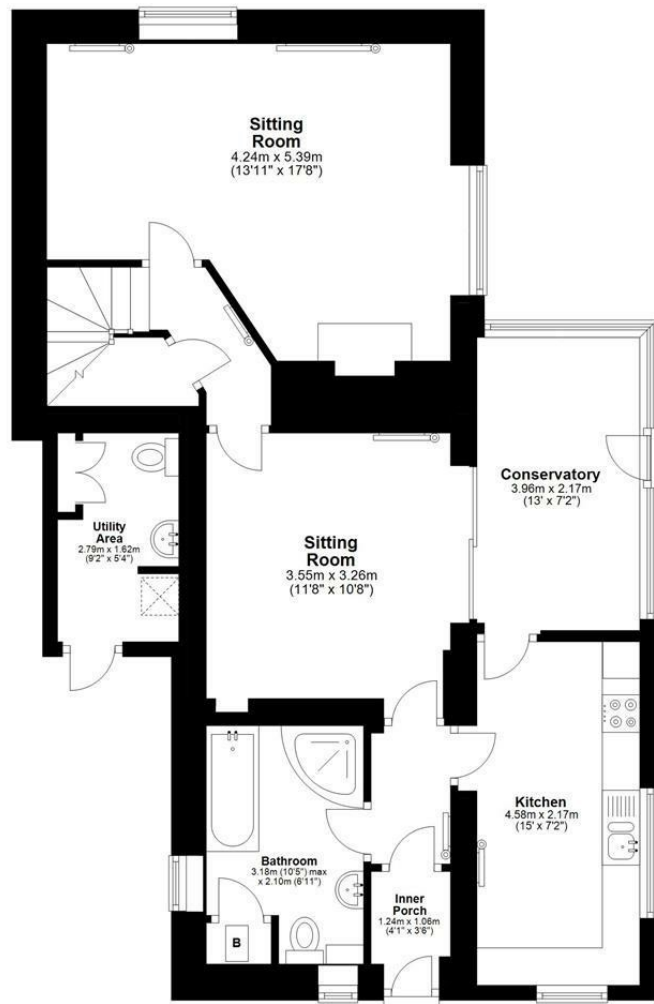
Mains Services

Over a Third of An Acre Plot



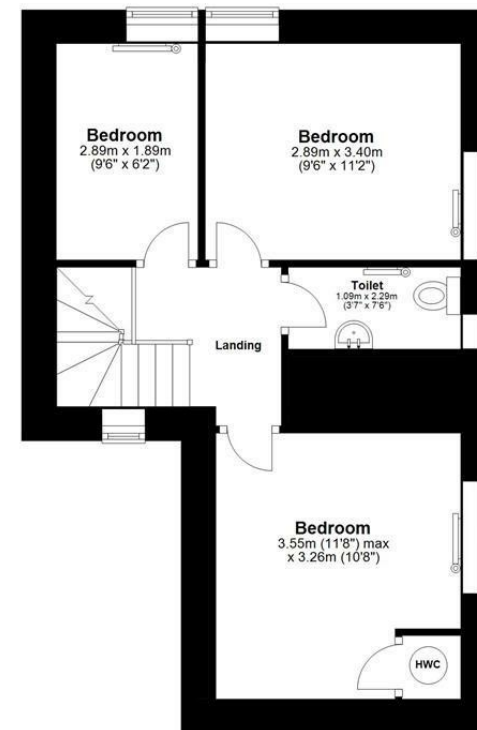
Ground Floor

Approx. 78.7 sq. metres (846.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 117.7 sq. metres (1267.3 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.