





📍 7 Butts Close, Biddestone, Chippenham, Wiltshire, SN14 7DZ

🔗 Offers In Excess Of £555,000

This is a wonderful opportunity to improve this 4 bedroom detached bungalow and sample village life in this lovely Wiltshire village.

- 4 Bedroom Detached Bungalow
- Potential For Modernisation
- Gas Central Heating
- Delightful village Location
- Cul De Sac Locaion
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D





This is a wonderful opportunity to improve this 4 bedroom detached bungalow and sample village life in this lovely Wiltshire village. The property is located in a small cul de sac and sold with no chain. Sitting in a corner plot, the property overlooks a delightful paddock, the garden extending to the side and is private and enclosed. To the ground floor there is an entrance hallway with a cloakroom and three of the bedrooms are positioned along one side, the shower room at the end of the long hallway. The living room, located to the right is light and airy with a large window and door to the front with access to the front garden, this is open plan to the dining room, both of which are laid to attractive Parquet flooring. The dining room has access to the kitchen which has a range of wall and base units with space for a fridge, cooker and washing machine. The back door leads to an aluminum conservatory which in turn leads to the garden. The previous owners have added some time ago a flight of stairs to the fourth bedroom located in the loft. This could also be utilized as a living room and it has a window to the side, two sky lights to the front and two to the back. At the top of the stairs and opposite the bedroom/living room is a door which leads to the loft and creates a huge opportunity to improve and add value to this home. It currently has only the skeletal framing but has huge potential to add an en suite and dressing room, subject to planning but there is plenty of space in order to do this. The property is double glazed and warmed by mains gas central heating. Externally there are front, rear and side gardens. The front is open plan and laid mainly to lawn and enclosed by hedgerow with the driveway to the side leading to the single garage and a path down both sides gives access to the rear and side garden. This is mainly laid to lawn with many established tree, bushes and shrubs.

#### **Situation**

Surrounded by open fields and located within the Cotswolds Area of Outstanding Natural Beauty, the village offers numerous footpaths, bridleways and country pursuits. Biddestone is one of the most sought-after villages in North Wiltshire, its quaint traditional stone houses around the green and duck pond making it a frequent film set location. It boasts a thriving community with an active church, village hall, sports ground, cricket and tennis clubs - and a popular public house. Further amenities are available in nearby Corsham and Chippenham (London Paddington just 1 hour and 11 minutes from the main line railway station). Bath, 10 miles away, provides a huge choice of shopping, sporting and cultural facilities, many schools, and an extensive range of restaurants, cafes and bars. The M4 junctions 17 and 18 are within easy reach, offering quick access to the major centres of Bristol, Swindon and London.

#### **Property information**

Mains Services

Council Tax Band: E

E.P.C Rating: D

Freehold

Gas Central Heating



## Butts Close, Biddestone, Chippenham, SN14

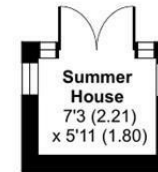
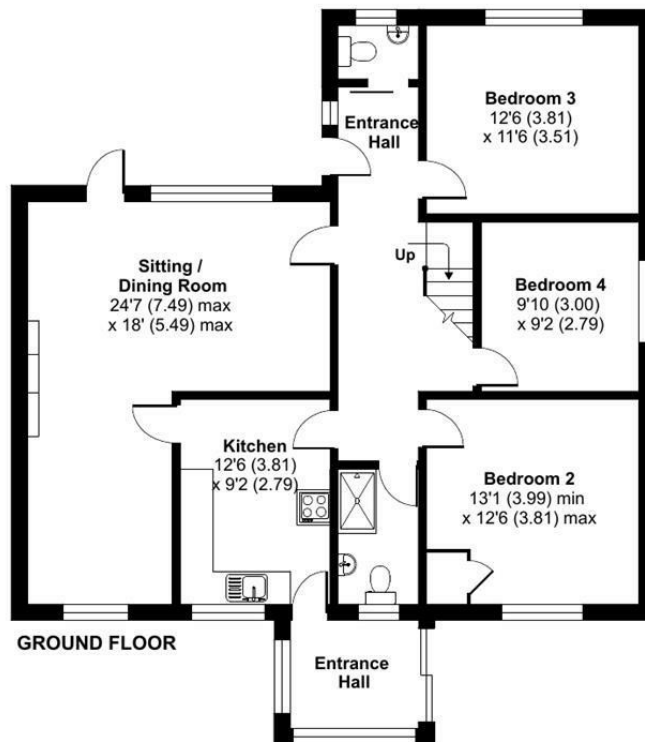
Approximate Area = 1556 sq ft / 144.5 sq m

Garage = 138 sq ft / 12.8 sq m

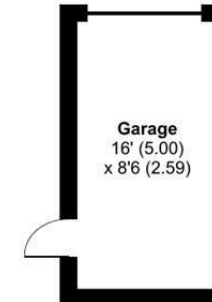
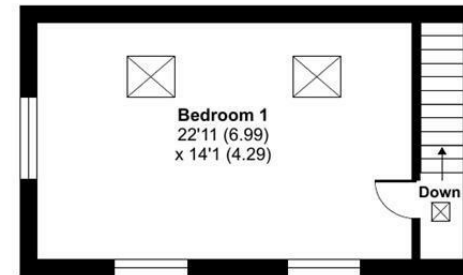
Outbuilding = 42 sq ft / 3.9 sq m

Total = 1736 sq ft / 161.2 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Strakers. REF: 1277095

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