



📍 1 Church Lane Acre, Lower Seagry, Wiltshire, SN15 5EP

🏠 Guide Price £725,000

Set in wonderful gardens of 0.3 acre, a magnificent village bungalow with beautifully appointed and versatile accommodation.

- Magnificent Detached Bungalow
- Secluded Plot Of 0.3 Acre
- Immaculately Presented Throughout
- Tranquil & Picturesque Setting
- Three Double Bedrooms
- Three Reception Rooms
- Beautifully Tended Gardens
- Stunning Rural Outlook
- Versatile Annexe Conversion
- Ample Parking & Turning Space

🏡 Freehold

🏠 EPC Rating E



**\*\*IMPRESSIVE DETACHED BUNGALOW\*\*THREE BEDROOMS PLUS ANNEXE\*\*BEAUTIFULLY APPOINTED\*\*PRIVATE AND TRANQUIL SETTING\*\*STUNNING RURAL VIEWS FROM THE REAR\*\***

A beautifully appointed detached bungalow located in a delightful, secluded setting on the rural edge of this picturesque village. The current owners have undertaken a comprehensive scheme of refurbishment and modernisation which include a redesigned kitchen, new electrical and central heating systems, new bathroom suite and double glazed windows. The versatile and well-proportioned interior flows around a central hallway with double doors opening into a delightful sitting room with open fireplace, a dining room and triple aspect sun room with views over the garden. An opening from the dining room leads into a spacious kitchen/breakfast room complimented by a Stoves range cooker, breakfast bar and integrated appliances. There are three generous double bedrooms, a family bathroom and separate shower room. The owners have converted the double garage, which they currently use as a large office with an en suite shower room. This versatile space however could be utilised as potential fourth bedroom or a variety of different purposes. Externally the bungalow sits amid landscaped gardens of 1/3 acre extending to the front, rear and both sides of the property. The gardens enjoy a high degree of privacy and stunning, uninterrupted views from the rear over open countryside. The gardens are stocked with an abundance of plants and perennials with a thriving vegetable garden. There are two timber decked patios, one with a pergola, a greenhouse and external lighting. A gravel driveway to the front provides ample parking and turning space.

#### **SITUATION**

The property stands in an idyllic, rural setting on a tranquil lane with stunning views over the surrounding countryside. Seagry is a charming village split into Lower and Upper Seagry and situated in the south Cotswolds and is rare in having amenities within the village. In addition to the Church, public house and school, the village is well provided for with a Village Hall. More comprehensive amenities can be found in the nearby towns of Chippenham (5 miles) to the south or Malmesbury (4 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops, services, schooling and leisure facilities available. Early tributaries of the River Avon pass around the town, and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, whilst the Junction 17 of the M4 is only three miles south. Trains from Chippenham (5 miles) and Kemble (8 miles) link with London Paddington

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Mains water, drainage, electricity and LPG fired central heating.



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.

Total area: approx. 156.4 sq. metres (1684.0 sq. feet)

