



📍 Staddlestones, Grittleton, Wiltshire, SN14 6AW

🏠 Guide Price £1,100,000

Set in a picturesque setting amid established gardens of an acre, a beautifully proportioned detached bungalow with an adjacent 3.8 acre paddock and detached garaging for three cars.

- Spacious Detached Bungalow
- Beautifully Proportioned & Versatile Accommodation
- Picturesque & Tranquil Setting
- Four Bedrooms, En Suite + Shower Room
- Four Reception Rooms
- Spacious Kitchen/Breakfast Room With Aga
- Detached Triple Garage + Workshop
- Desirable Village With Pub
- Set In Established Gardens of 1 Acre
- Adjacent 3.8 Acre Paddock

🏡 Freehold

🏠 EPC Rating E



The accommodation flows around a central reception hallway with cloakroom, a spacious sitting room with open fireplace, a dining room, family room and study. A door from the hallway opens into a spacious kitchen/breakfast room with an oil-fired Aga. A useful utility/boot room houses the oil fired boiler. The master bedroom boasts an en suite bathroom with separate shower, with three further generous double bedrooms and a family shower room. A drop down in the hallway gives access to a large, part boarded loft space. A large paved patio extends to the rear of the bungalow with raised drystone beds stocked with a variety of shrubs and roses. The lawned gardens enjoy a sunny, south west facing aspect and are screened by established trees to the boundary, which provide a high degree of privacy. A five bar gate from the rear garden opens into the side and front garden which is laid to lawn. A long sweeping driveway to the front approaches a large detached triple garage, workshop and log store with ample parking and turning space. A driveway behind the garage approaches the 3.8 acre paddock, which is situated to the rear of the bungalow and gardens, accessed via a five bar gate and is enclosed by a post and rail stock fence.

The property enjoys a secluded setting in the heart of the village with open views to the paddocks to the rear of the property. Grittleton is a delightful and highly desirable North Wiltshire village with amenities including The Neeld Arms public house, a Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store/coffee shop and doctor's surgery. The beautiful surroundings provide excellent opportunities for outdoor pursuits including hunting, fishing and shooting. Grittleton, whilst enjoying its rural position, is extremely well situated for access to the M4. There are further amenities including a doctors' surgery within the neighbouring village of Sherston, with the historic market towns of Malmesbury and Tetbury close by. The village is well placed for Bath, Bristol and the M4 motorway which can be accessed via junction 17 and 18, whilst mainline railway services can be found at Chippenham or Kemble reaching London in just over an hour. The village is within the catchment area for secondary schools in Chippenham with private schools in Bath and Corsham.

Tenure: Freehold

Council Tax Band: F

A wide-angle photograph of a lush green field under a bright blue sky with scattered white clouds. In the foreground, a wooden fence with a metal top rail runs across the frame. The background is filled with a dense line of trees, including several tall, thin evergreens.



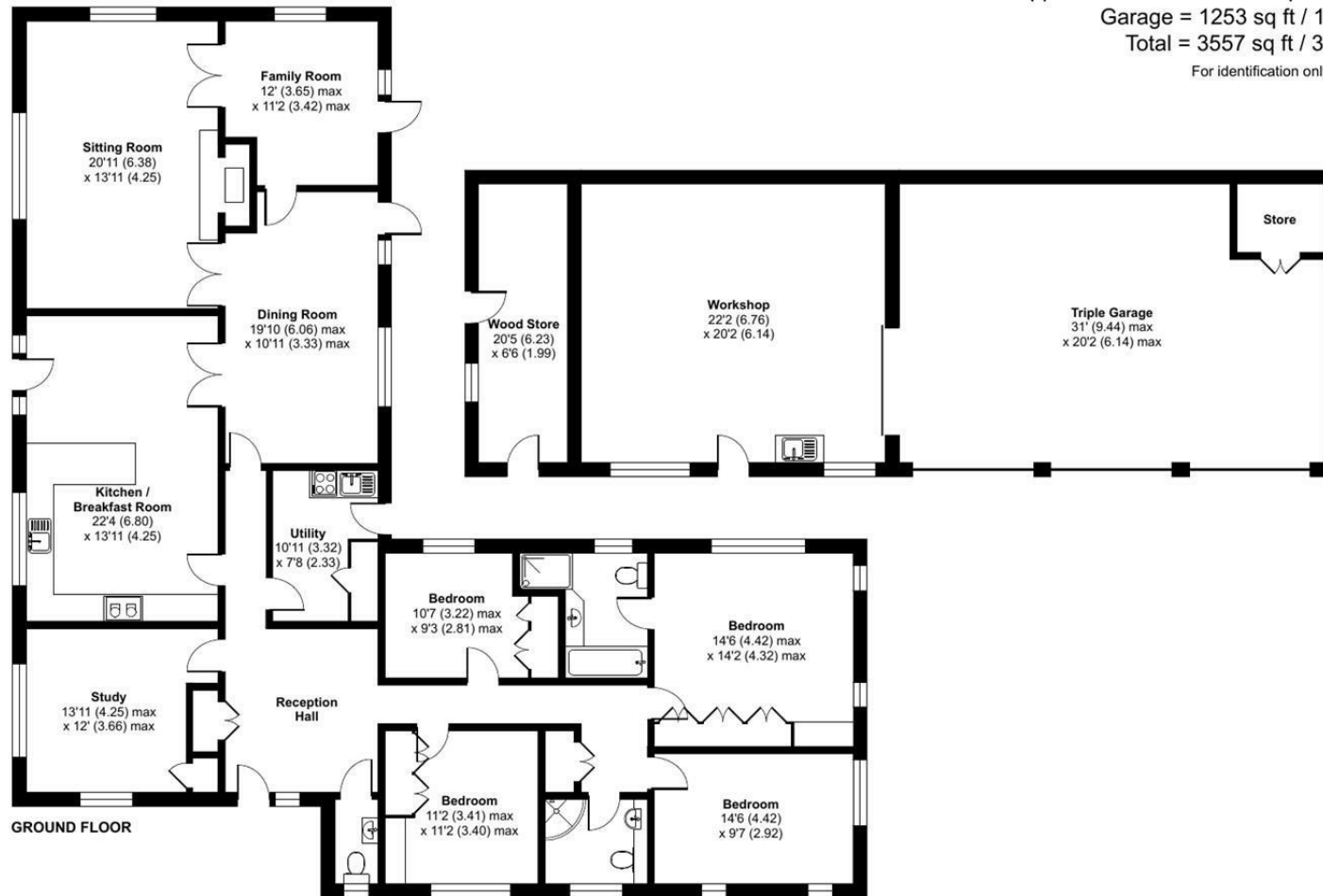
Staddlestones, Grittleton, Chippenham, SN14

Approximate Area = 2304 sq ft / 214 sq m

Garage = 1253 sq ft / 116.4 sq m

Total = 3557 sq ft / 330.4 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). © nitchecom 2025. Produced for Strakers. REF: 1336772

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