



- Foscote Cottage Grittleton, Wiltshire, SN14 6AD
- ⊘ Offers In Excess Of £900,000

An impressive period detached home set in a beautiful location amid grounds of around 4.36 acres.

- Detached Period Home
- 4.36 Acre Grounds
- Rural Setting
- Scope To Extend & Update (STPP)
- Spacious Accommodation
- Three Double Bedrooms
- Triple Garage
- Stabling & Outbuildings
- Bathroom & Shower Room
- No Onward Chain
- Freehold
- @ EPC Rating E









Foscote Cottage is a delightful, detached property built in the early 19th century set along a quiet country lane in a sought after location. The property sits in grounds of circa 4.36 acres with stables and provides ample scope for improvement/extension (subject to planning).

The property enjoys spacious accommodation arranged over two floors and briefly comprises a large reception room with stairs leading to the first floor. This opens to the family room and dining room, which leads to the kitchen. On the first floor there are three double bedrooms, a bathroom and shower room.

Externally the well maintained formal gardens wrap around the property with a selection of mature shrub borders, trees and a useful stone built outbuilding/garden store. The grounds extend beyond this providing ideal space for equestrian use with paddocks, separated by post and rail fencing and stabling. A driveway to the side of the property approaches an attached large triple garage (27'1"x19'4") which historically had planning permission to convert for ancillary use (now lapsed).

There is an opportunity to purchase an additional 1.12 acres of land, edged blue on plan, subject to separate negotiation.

Situation

The property enjoys a rural setting in Foscote near Grittleton with open fields to the rear and within 1/4 mile of the popular village of Grittleton. Grittleton is a delightful and highly sought after North Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store/coffee shop. A more comprehensive range of facilities are found at the town of Chippenham which is 6 miles away. The Georgian city of Bath is only whilst for those needing to travel further afield, there are frequent intercity train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Property Information

Council Tax Band; TBC

Freehold

Mains water and electricity and septic tank.

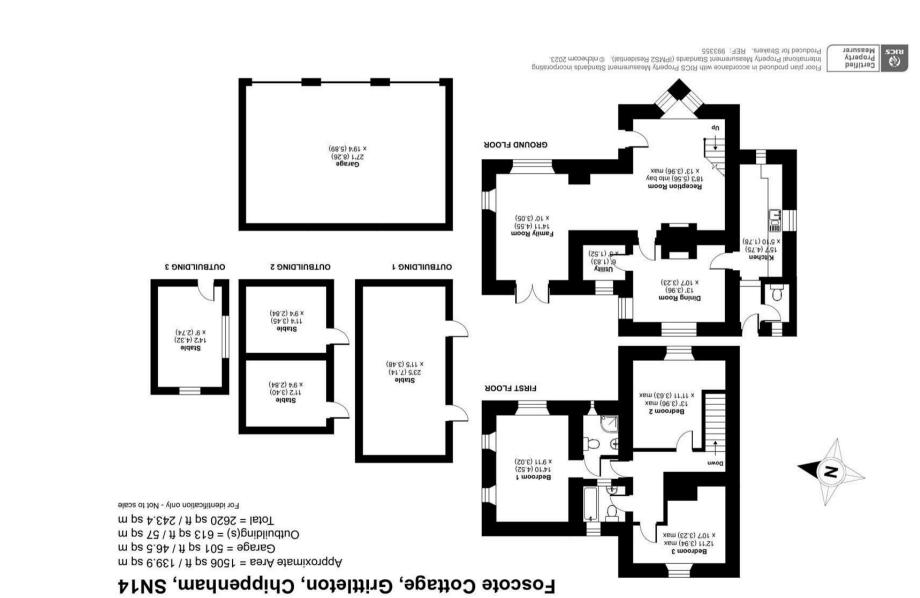
Oil fired central heating.

EPC Rating; TBC









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