



📍 Ivy Cottage, 114 St. Ediths Marsh, Bromham, Chippenham, Wiltshire, SN15 2DE

🔗 £2,000 Per Calendar Month

- Substantial Detached Period Home
- Private Gardens To All Sides
- 4 Bedrooms
- 3 Reception Rooms + 2 Attic Rooms
- Stylish Modern Kitchen + Utility
- Double Garage & Ample Parking
- Unfurnished
- Available 13th September



🏠 EPC Rating D



A superb detached period home set in the popular hamlet of St Ediths Marsh on the edge of the thriving village of Bromham. A generous and flexible layout consists of 4 bedrooms plus a study, complemented by 3 excellent reception rooms and a stylish modern kitchen.

'Ivy Cottage' is approached up a private driveway providing ample parking and leading to a detached double garage. Inside the house, there are three good sized reception rooms; a characterful dining room with engineered oak flooring and an impressive Inglenook with an inset log burning stove, a dual aspect family room, and a 23ft dual aspect sitting room with French doors out to the rear garden. From the dining room an opening leads into the beautiful modernised kitchen with tiled flooring and a range of fitted oak cupboards with granite effect worktops. There is an integrated dishwasher, and an American style fridge/freezer and Range style cooker. A useful utility room and a downstairs cloakroom completes the ground floor layout. On the first floor there are four bedrooms plus a study. The principal bedroom benefits from fitted wardrobes (as does bedroom 3 and the study) and a refitted en suite shower room. A further contemporary family bathroom is complemented by a separate WC. Two informal attic rooms could be utilised further as hobby areas.

Outside the well tended lawned gardens enjoy a great amount of privacy and run to all sides of the cottage, with patio seating areas and planted shrubbed borders.

Gas central heating and mains utilities. Available now, unfurnished, £2000pcm. Pets will be considered.

Property Information

Local Authority- Wiltshire Council

Council Tax - Band F

EPC Rating: D

Services - Mains water, electricity and drainage, gas central heating. New boiler installed 2018 / 19



St. Ediths Marsh, Chippenham, SN15

Approximate Area = 2764 sq ft / 256.8 sq m

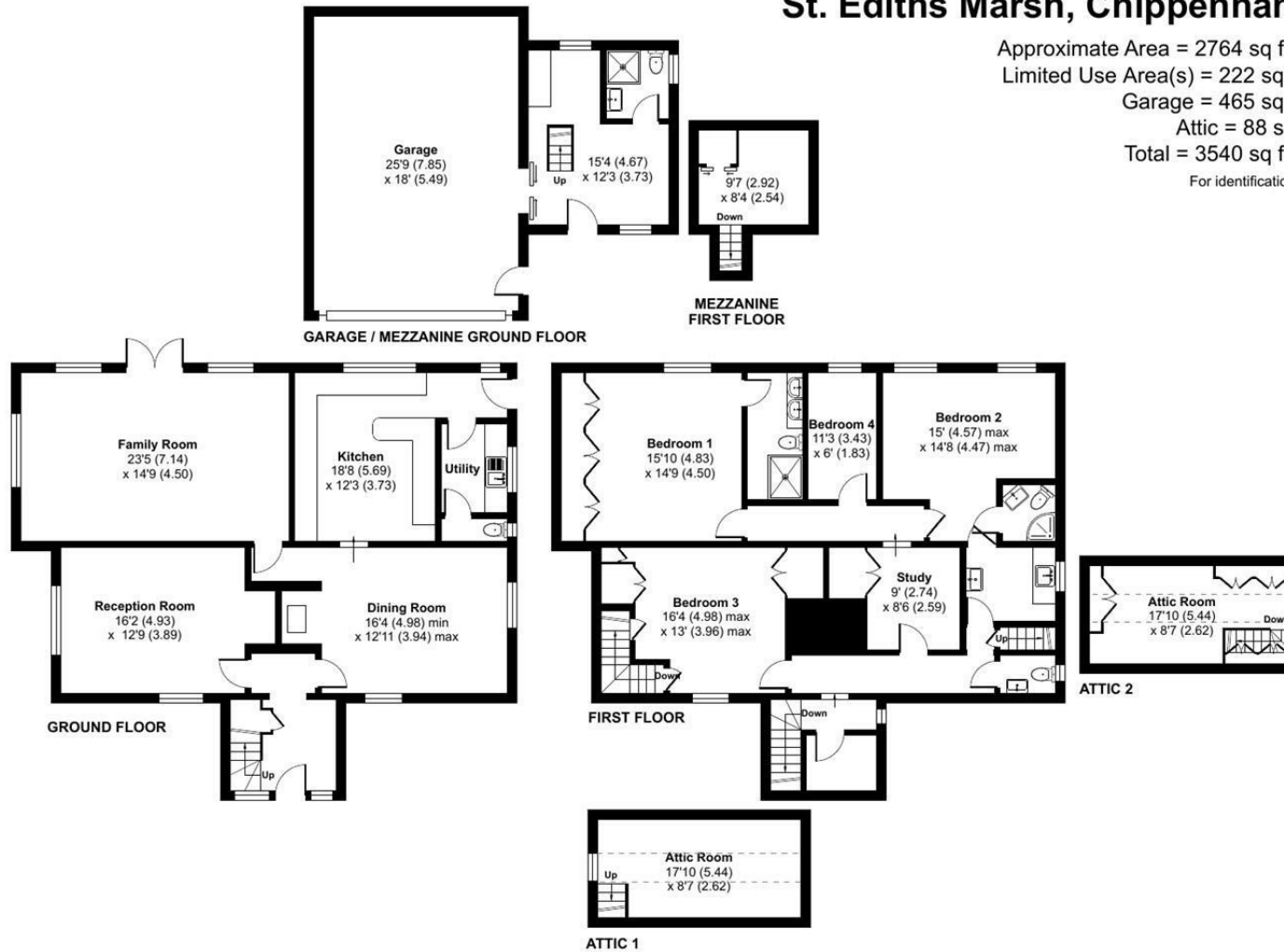
Limited Use Area(s) = 222 sq ft / 20.6 sq m

Garage = 465 sq ft / 43.2 sq m

Attic = 88 sq ft / 8.2 sq m

Total = 3540 sq ft / 328.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1140702

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