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**LOCK & KEY**  
*Estate Agents*



## 68 The Common , Broughton Gifford, SN12 8NA

Lock and Key Independent estate agents are pleased to offer this attractive, spacious period cottage back opposite the common in the favoured Wiltshire village of Broughton Gifford with its thriving village community spirit. Pleasantly tucked away down a private driveway adjoining open countryside at the rear this beautiful example of a Weavers Cottage is believed to date back to the 1800's and offers the character and charm with mullion windows, exposed beams and open fireplace. The accommodation is arranged over two floors and comprises a lovely living room with the focal point of the fireplace and deep window sills and mullion windows, spacious dining room, kitchen with rayburn, utility, shower room and a garden room. (This area offers potential to extended subject to planning permissions being granted) To the first floor are two double bedrooms and a shower room. Again there is in our opinion potential to go into the decent roof space and create maybe two more bedrooms subject to the necessary's.

Externally the property is approached via a five bar gate with a shingle driveway, established garden, two stables and a useful store room. The property further benefits from double glazing where stated, oil heating and some night storage heaters. Viewing is strongly recommended. No Chain

**£500,000**

# 68 The Common

, Broughton Gifford, SN12 8NA



- Favoured Village & Stunning Common & No Chain
- Two Double Bedrooms & Further Scope In Loft, Spacious Landing
- Outside Store & Two Stables
- Potential To Extend Subject To P/P's
- Period, Attractive Semi Detached Character Cottage
- Lovely Living Room & Fire, Spacious Dining Room Kitchen, Utility, Two Shower room
- Ample Parking, Decent Total Plot & Rear Views Of Fields
- Believed To Be A Weavers Cottage Dating Back To The 1800's
- Kitchen, Garden Room, Utility & Shower Room & Bathroom Upstairs
- Oli Heating, Double glazed Where Stated

## Situation

## Shower Room

## Accommodation

## Externally

## Dining Room

## Sitting Room

## Kitchen

## Garden Room

## Utility

## Shower Room

## First Floor Landing

## Bedroom One

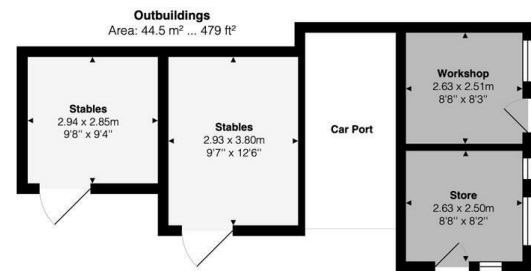
## Bedroom Two



## Directions



## Floor Plan



Total Area: 178.7 m<sup>2</sup> ... 1923 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.  
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