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12 Chapel Knapp, Gastard SN13 9PS

NO ONWARD CHAIN – Located in the popular village of Gastard and ready for its next owner to add their own stamp and value, this four-bedroom detached home is a great development opportunity to create an idyllic family home or potential downsizer.

As you enter the property via a useful porch you are greeted by a central entrance hall which gives access to the ground floor accommodation and staircase to the first floor. Overlooking the front garden through a bay window and the rear garden via patio doors is the sitting room. Measuring 18' 3" x 10' 10", the sitting room offers generous proportions and catches the morning and afternoon sun due to its east / west orientation, whilst an open fire creates a cosy atmosphere during the winter months. Beyond the sitting room and forming part of an extension which overlooks the garden, is the kitchen. The kitchen comprises of fully fitted wall and base units with plentiful work top and storage space, as well as an integrated electric hob and oven and space for a host of freestanding appliances. There is ample space for a freestanding breakfast table and potential to incorporate the current formal dining room / study area to create a truly special open-plan kitchen-diner / family, subject to consents. To complete the ground floor, there is a useful utility room with downstairs WC.

Stairs to the first-floor lead to a spacious landing area which in turn gives access to all four bedrooms and the family bathroom. Overlooking the front aspect is the master bedroom and bedroom two, both with built in wardrobes and space for a double bed. Bedrooms three and four overlook the rear and would make ideal children's bedrooms or a 'work from home' office. Finally, there are two bathrooms accessed from the landing, each comprising of neutral white suites, one with a bath and overhead shower and one with an individual shower cubicle. There is potential to reconfigure the layout to create an ensuite, or alternatively utilise the space to create a larger fourth bedroom.

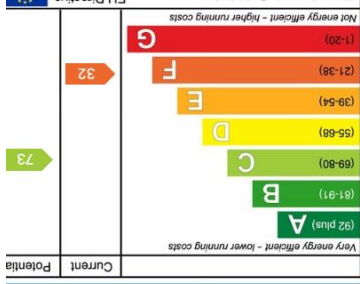
Externally, the cottage sits in a popular location within Gastard and benefits from a front garden that is mostly laid to patio and a pretty rear garden which is relatively low maintenance. The rear garden enjoys a level lawn with flower borders as well as multiple patio areas to enjoy the sun in relative privacy from neighbours.

Gastard is a popular village with amenities including a public house and village hall, play park and is within a level walk of Corsham which has an excellent range of restaurants, pubs and shops. The National Trust village of Lacock is also close by. There is excellent access to Junction 17 of the M4, which is approximately 15 minutes' drive away and Chippenham (approximately 4 miles) with mainline railway station to London Paddington (1 hour, 10 minutes). The World Heritage City of Bath lies approximately 9 miles distance.





Additional Information:
 Tenure: Freehold House
 Council Tax Band: F
 EPC Rating: F (32) // Potential: C (73)
 Services: Oil fired central heating. Mains water supply . Mains drainage. Double glazing throughout.



APPROX. GROSS INTERNAL HOUSE AREA
 140.61 M² - 1514 Ft²

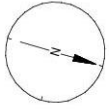


Illustration For Identification Purposes Only. Not To Scale