

The Orangery , Chippenham, SN14 7LT

GOODMAN WARREN BECK

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Price Guide £475,000

An individual detached bungalow situated in the heart of this popular village; pleasantly situated centrally in a mature good sized plot offering flexible accommodation. Benefits include four good sized bedrooms, a family bathroom. sitting room with feature fireplace and stove, a large well appointed kitchen opening into the dining room, utility and cloakroom. Other attributes include oil fired radiator central heating and uPVC double glazing. Externally there is extensive gated parking, well maintained gardens and a large wooden workshop to the rear.

Situation

The village community in Burton is based around the beautiful Grade I Listed 13th Century Church of St Mary, situated on a hill above the village and also the popular 'The Old House at Home' pub/restaurant. In recent years the highly regarded Burton Farm Shop and Kitchen has opened just two doors away. The surrounding countryside offers opportunities for walking, cycling or horse riding. The historic City of Bath is just c.15 miles distant and the renowned picturesque village of Castle Combe is c.8 miles distant. Travelling is convenient with good access to junctions 17 & 18 of the M4, rail links for London and the West Country at Chippenham and Bath and Bristol Airport within c.30 miles. Secondary education is covered by state schooling at Hardenhuish and Sheldon Schools and private schooling at Grittleton, Bath & Westonbirt.

Accommodation Comprises

Open fronted porch with part double glazed composite entrance door to:

Reception Hall

Radiator. Laminate flooring. Recessed spotlights.

Sitting Room

Dual aspect double glazed windows to front and side. Feature brick fireplace and surround with wood burning stove inset. Radiator. TV aerial point. Laminate flooring.

Kitchen

Double glazed window to side. Stainless steel circular bowl and drainer inset in wood edged worksurface with mixer tap. Wood edged worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Tiled splashbacks. Built-in electric ceramic hob and oven with extractor hood over. Space and plumbing for dishwasher. Tiled flooring. Access to insulated roof space. Door to Sitting Room and open plan to:

boundary and twin wooden gates. Fencing to sides. Paved and shingle driveway extending to the side of the bungalow providing off road parking. Mature shrub borders and climbing plants. Gated access to both sides. Outside tap and lighting. Electric Vehicle charging point.

Rear Garden

Enclosed by fencing and walling. Laid to lawn with paved patio areas. Mature trees and shrubs. Oil tank. Storage shed. Outside lighting. Large wooden workshop (c.14' x 10') with double doors, power and light.

Directions

From Chippenham take the A420 out of town. After c.2 miles bear right towards Yatton Keynell and continue along this road for c.5 miles passing through Yatton Keynell, Upper Castle Combe and The Gibb. Upon reaching Burton continue through the village and the property will be found on the right opposite 'The Old House at Home' Public House/Restaurant.

Agents Note:

The property has planning permission approved to create an attached double garage.

Utility Room

Double glazed window to side. Stainless steel single drainer sink unit with cupboard base unit under. Plumbing and space for washing machine. Tiled flooring. Oil fired boiler supplying radiator central heating. Door to:

Dining Room

Dual aspect with double glazed window and door to side and double glazed french doors to rear garden. Door to Utility. Radiator. Wooden flooring.

Cloakroom

Close coupled WC. Tiled flooring. Extractor fan.

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to side. Radiator. Laminate flooring.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to side. Radiator.

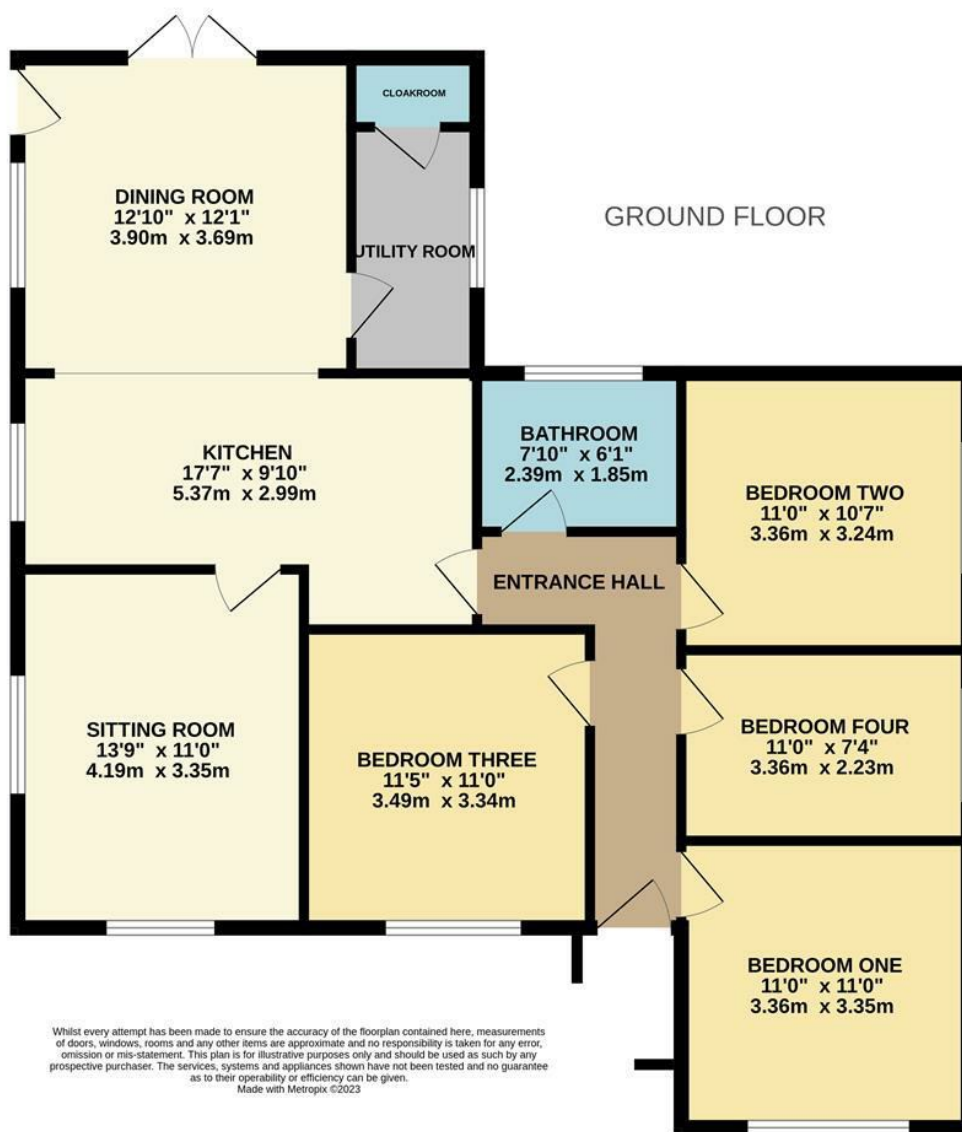
Bathroom

Obscure double glazed window to rear. Corner bath with rainhead shower and separate shower attachment over. Pedestal wash basin. Close coupled WC. Radiator. Tiling to principal areas. Extractor fan. Laminate flooring. Recessed spotlights.

Externally

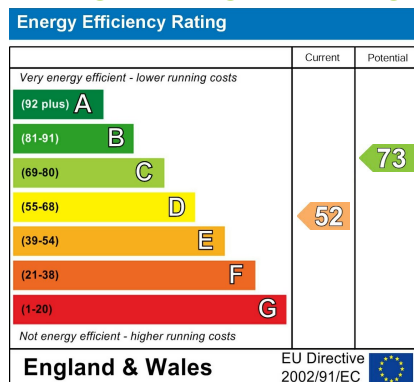
Front Garden

Set back from the road with natural stone walling topped by railings to front



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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