

# 68 Whitegates, Castle Combe, SN14 7JW

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

Price Guide £300,000

**NO ONWARD CHAIN!** A mature three bedroom semi detached house situated in the outskirts of this sought after village with a large corner plot garden backing onto woods offering a great deal of privacy and scope for extension, subject to the necessary consents. The accommodation offers a reception hall, sitting room with fireplace, kitchen/dining room with a range of fitted units and two windows overlooking the garden, two double bedrooms, good size third bedroom and a modern shower room. Other benefits include double glazing and oil fired central heating. The lovely enclosed garden enjoys a southerly aspect and is laid mainly to lawn with seating area, pergola, shed and greenhouse.

## Situation

The property is situated on the outskirts of Castle Combe, one of the most photographed villages in England with its historic street scene and ancient Market Place. The village has regularly featured as the set for many historical drama films and TV series and boasts the Manor House Hotel, picturesque golf course and two delightful village pubs. Nearby is the village of Yatton Keynell with a primary school and Doctors surgery. The world heritage city of Bath is c.10 miles and the market town of Chippenham is c.6 miles, both with mainline rail stations. M4 J.17 and J18 are both easily accessible

## Accommodation Comprising

### Canopied Porch

UPVC double glazed entrance door to:

### Reception Hall

Radiator. Stairs to first floor with recess under. Central heating thermostat. Doors to:

### Sitting Room

Double glazed window to front. Radiator. Wood laminate flooring. Feature open fireplace with stone surround. Coving. Archway to:

### Kitchen/Dining Room

Two double glazed windows to rear. Obscure UPVC double glazed door to side. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Space and plumbing for automatic washing machine. Under stairs recess with power point housing fridge/freezer. Oil fired boiler for central heating and hot water. Tiled floor.

## First Floor Landing

Double glazed window to side. Access to roof space. Doors to:

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator. Cupboard housing hot water tank and immersion heater. Storage cupboard.

### Bedroom Three

Double glazed window to front. Radiator. Over stairs cupboard. Wood laminate flooring.

### Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor.

## Outside

### Front Garden

Laid to gravel with path to front door and side access.

### Rear Garden

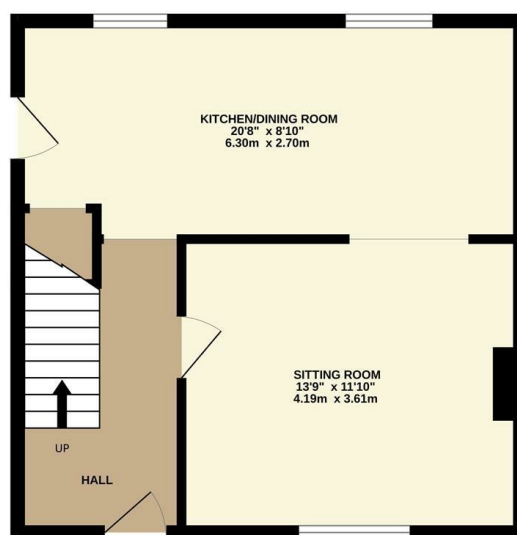
Impressive large corner plot garden enclosed by hedging. Laid to lawn with path to greenhouse and shed. Seating area with pergola. Outside tap.

## Directions

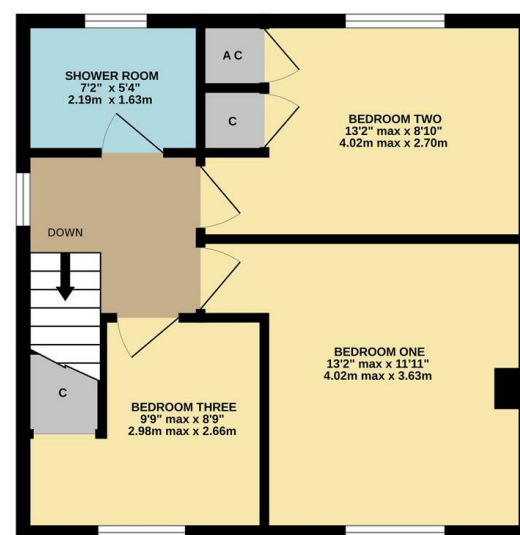
Take the A420 from Chippenham for c.2 miles and turn right onto the B4039 to Yatton Keynell. Proceed on towards Castle Combe passing the motor racing

circuit on your left. On entering Upper Castle Combe go round the right hand bend then pass the two turnings down into Castle Combe village. Whitegates is the next turning left.

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



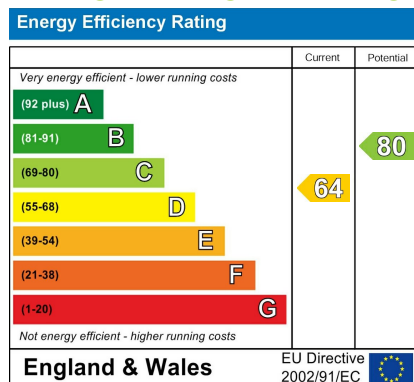
FIRST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.3 sq.m.) approx.

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: B

Tenure: Freehold

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