



14 Folly Row, Chippenham, SN14 6JD

A charming and beautifully presented two bedroom end terrace cottage pleasantly tucked away in the heart of this sought after village enjoying open views and a large well stocked garden with versatile studio/summerhouse. The well appointed accommodation offers a useful entrance porch, good size sitting room, separate dining room with solid wood flooring and attractive stone fireplace housing a cast iron log burner, cottage style kitchen with a range of fitted units, built-in hob and eye level double oven, two double bedrooms and a refitted bathroom with a white suite and over bath shower. Other benefits include double glazing and gas central heating. To the front is a c.140' well tended and stocked garden with large wooden studio/summerhouse with power and light. There is a further area of garden to the side laid to lawn with pleasant seating area with countryside views. This area also offers the potential for extension, subject to the necessary planning consents.

GOODMAN WARREN BECK

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

Price Guide £325,000

Situation

The cottage is pleasantly tucked away and is approached by pedestrian access only, being on the end of a rank of cottages in the heart of the village. The village itself is very sought after with primary school and public house and just c.2 miles from M4 J.17 and within c.2 miles of Chippenham with its extensive amenities and mainline rail station. J.17 provides swift commuting to the larger centres of Swindon, Bath and Bristol.

Accommodation Comprises

Wooden multi glazed stable door to:

Entrance Porch

Tiled floor. Radiator. Door to:

Entrance Hall

Solid wood flooring. Storage cupboard. Door to Sitting Room. Opening to Dining Room.

Sitting Room

uPVC double glazed window to front. Radiator. Solid wood flooring. Under stairs cupboard. Inset spotlights. TV/aerial point.

Dining Room

uPVC double glazed window to front. Radiator. Solid wood flooring. Attractive open fireplace with stone surround and hearth and inset cast iron wood burning stove. Inset spotlights. Television and telephone points. Glazed door to kitchen.

Kitchen

uPVC double glazed window to front. Radiator. Stone flooring. Range of drawer and cupboard base units and tall cupboard housing eye level double oven.

Built-in stainless steel gas hob with stainless steel extractor over. Rolled edge work surfaces with tiled splash back and inset single bowl single drainer ceramic sink unit with mixer tap. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Space for fridge. Inset spotlights.

First Floor Landing

uPVC double glazed window to front. Access to part boarded roof space with light. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Inset spotlights.

Bedroom Two

uPVC double glazed window to front. Radiator. Inset spotlights. Over stairs cupboard.

Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. 'P' shaped bath with ceiling recessed shower head and shower screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Inset spotlights. Extractor. Shaver point. Access to part boarded roof space with light.

Outside

Front Garden

Paved seating area to the front of the cottage with an open plan style front garden of some c.140', laid to lawn with and well stocked with a range of flowers and shrubs, seating area and path leading down to:

Studio/Summerhouse

15'6" x 15'7"

Substantial timber building making an ideal office/studio with windows to front and side and a covered veranda.

Side Garden

Further area of side garden offering the potential to extend the cottage, subject to the necessary consents. Patio area with retaining wall and lawn beyond. Further paved seating area enjoying views over adjoining farmland. Stone/Timber shed with power and light.

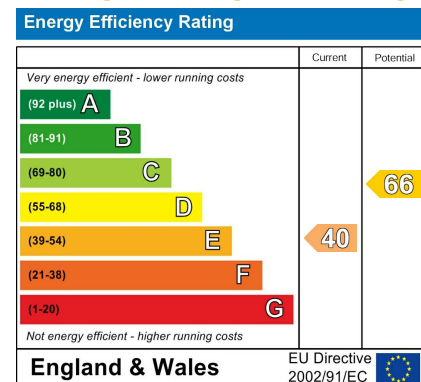
Directions

Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. In the centre of the village, the village cafe (Folly Row Cafe) will be found on the right hand side. The property is approached on foot via the lane to the left hand side of the cafe.



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.
Made with Metropix ©2024

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)