



Beaufort View Horsdown
Chippenham

GOODMAN WARREN BECK

Beaufort View Horsdown, Chippenham, SN14 7LN

A beautifully maintained and well presented detached house set in grounds of three quarters of an acre with views over the garden and countryside beyond to the rear. The property offers ample scope for extension if required and there is also a second driveway leading to a garage/carport which has previous planning permission to rebuild with a games room over.

The extensive ground floor accommodation currently offers an entrance porch, welcoming hallway with a refitted cloakroom, sitting room with wood burning stove, separate dining room, a large family room leading through to a garden room, refitted kitchen/breakfast room with utility and pantry. The first floor then has a three bedrooms all with built-in storage and a quality refitted bathroom with bath and separate shower.

The property is set back behind a cotswold stone wall with mature beech hedging with lawned front garden and driveway providing off road parking leading to the garage. The extensive lawned gardens then extend to the side and rear with patio areas, orchard, pond and sheds.

Situation

The property is situated in a rural location c.2 miles on from 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. Acton Turville is c.2 miles away with primary school, public house and post office. Another nearby village is Yatton Keynell c.3 miles with a primary school, public house, general stores and Doctors surgery. The world heritage city of Bath is c.10 miles, Chipping Sodbury c.8 miles and the market town of Chippenham is c.7 Miles, both with mainline rail stations. M4 J.17 and J18 are both easily accessible.

Accommodation Comprising:

Obscure double glazed entrance door and side panels to:

Entrance Porch

uPVC door to:

Entrance Hall

Double glazed window to front. Stairs to first floor with cupboard under. Wooden floor. Two radiators. Coving. Doors to:

Refitted Cloakroom

Double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Wooden floor. Coving.

Refitted Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base unit and matching wall mounted cupboards with under unit lighting. Worksurfaces with matching upstands and inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in electric hob with extractor over. Built-in eye level double oven and microwave. Integrated dishwasher and full height fridge. Coving. Spotlights. Door to:

Outside

Single Garage

Double doors. Window to side. Power and light. Oil boiler.

Outbuilding/Garage/Car Port

There is a second driveway providing ample off road parking for numerous vehicles or caravan etc leading to a detached garage with workshop and carport. There has been previous planning permission to build a replacement garage with games room over.

Gardens

The property sits in grounds of approximately 0.75 of acre. Tucked away behind a Cotswold stone wall with beech hedging above and gates leading to the house where the front garden is mainly laid to lawn with driveway parking. The majority of the plot sits to the side and rear of the property and is made up of mature gardens with patio, lawns, orchard, pond, vegetable patch, sheds and some beautiful views over the fields and village of Burton beyond.

Directions

Take the A420 from Chippenham for c.2 miles and turn right onto the B4039. Proceed through Yatton Keynell, Upper Castle Combe and The Gibb. Go pass the turning right for Littleton Drew and the property can be found after c.¼ mile on the left hand side.

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Price Guide £795,000

Utility Room

Window to rear. Base unit with laminate worktop, tiled splash back and inset single bowl sink unit. Space and plumbing for washing machine. Space for tumble dryer. Walk-in Pantry and separate store. Double glaze door to side.

Sitting Room

Double glazed Bay window to front. Fireplace with wood burning stove. Wooden floor. Radiator. Coving. Sliding double doors to:

Dining Room

Window to side. Wooden floor. Radiator. French doors leading to Garden. Coving.

Family Room

Double glazed window to front. Fixed roof light. Radiator. French doors and side panels to:

Garden Room

Full width window to rear. Walk-in storage area (measuring 2'9" x 14'11" with window to side.) Door and side panel to rear garden.

First Floor Landing

Airing cupboard housing hot water cylinder. Doors to:

Bedroom One

Double glazed window to side. Radiator. Range of fitted wardrobes and bedside units. Built-in storage cupboard. Counter top basin with chrome mixer tap and fitted cupboards under.

Bedroom Two

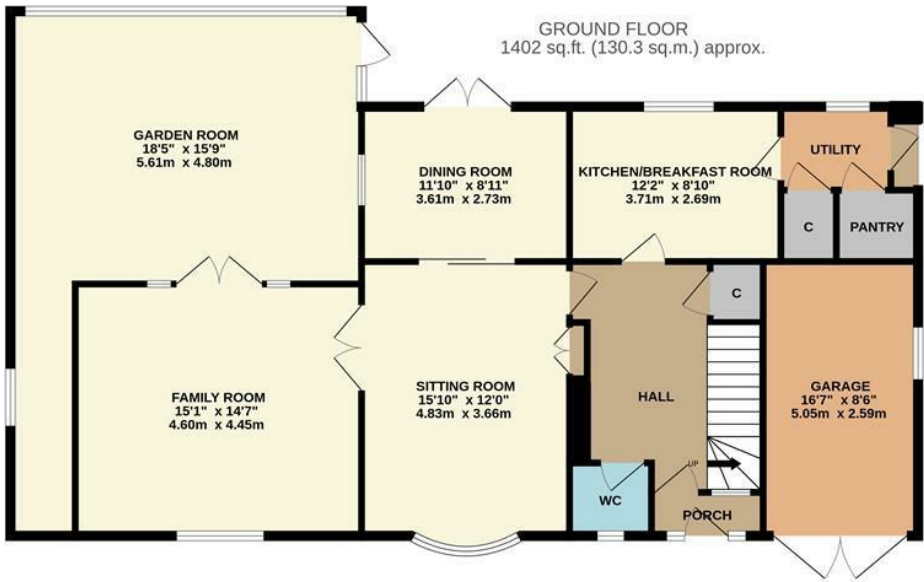
Double glazed window to side. Radiator. Built-in wardrobes.

Bedroom Three

Double glazed window to front. Radiator. Built-in wardrobe.

Refitted Bathroom

Three double glazed windows to rear. Ladder radiator. Panelled bath with chrome mixer tap. Extra wide shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls.

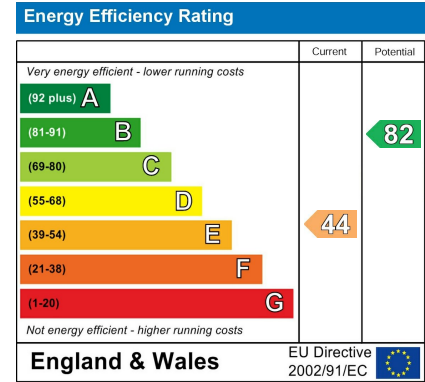


TOTAL FLOOR AREA : 1992sq.ft. (185.1 sq.m.) approx.

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: E

Tenure: Freehold

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