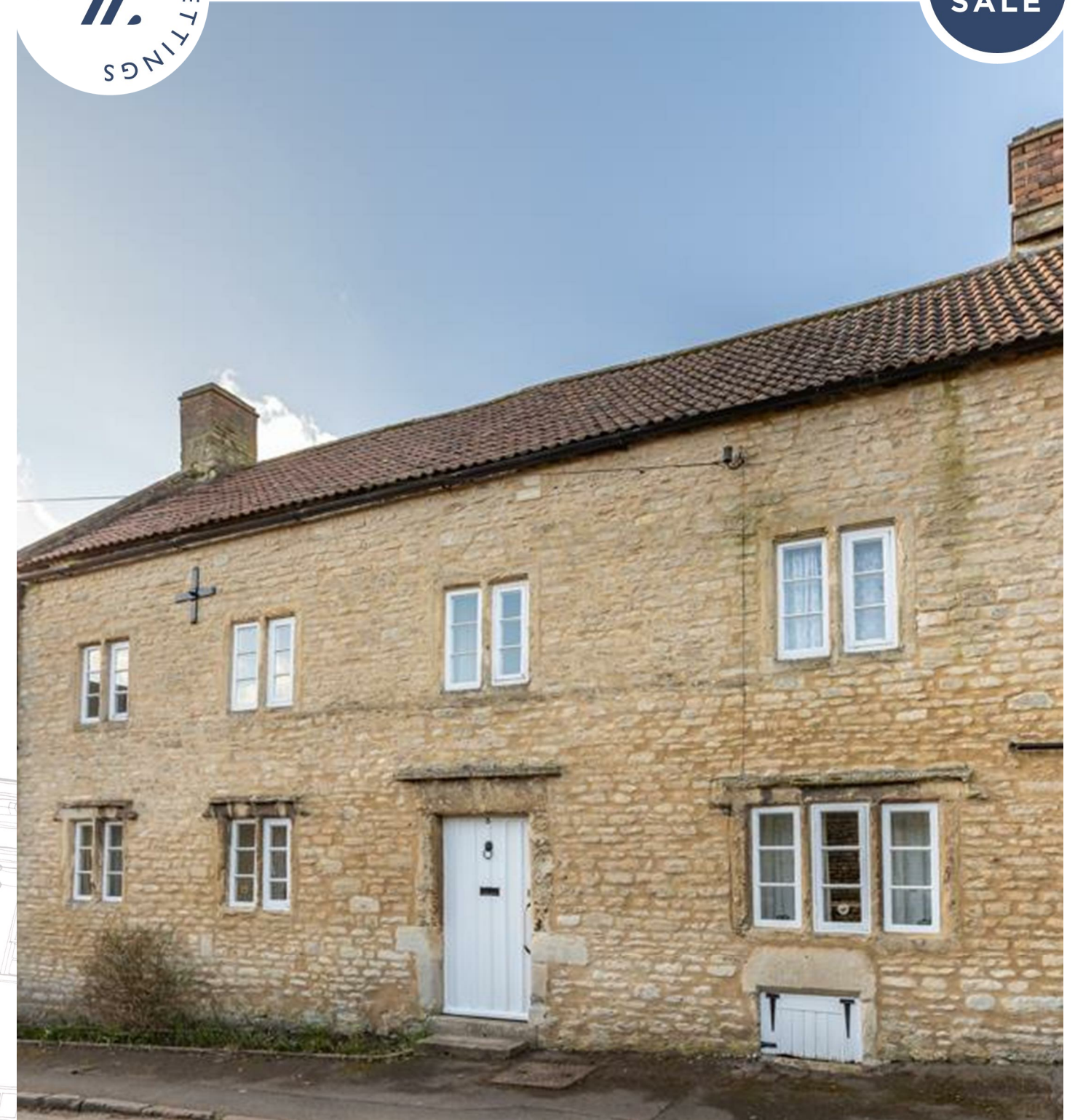


**3 Sheepfair Lane, Marshfield, Chippenham SN14 8NA**  
 Approx. Gross Internal Area  
 Main House = 1,335 sq ft - 124 sq m  
 Garage = 612 sq ft - 57 sq m  
 Workshop = 139 sq ft - 13 sq m  
 Total Area = 2,086 sq ft - 194 sq m



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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

**ZEST ESTATE AGENTS**

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## SHEEPFAIR LANE, MARSHFIELD CHIPPENHAM SN14 8NA

**GUIDE PRICE  
 £650,000**

### 3 BEDROOM HOUSE

- A charming Grade II Listed property, providing an opportunity to update
- Three bedrooms, family bathroom, large entrance hall
- Rear private walled garden, NO ONWARD CHAIN
- Kitchen/breakfast room, living room with dining area, conservatory
- Attached two storey garage and workshop ideal for renovation and development
- EPC rating D. Council tax band E. Freehold.



#### DESCRIPTION

A unique Grade II Listed property set in the sought after Cotswold village of Marshfield. This charming property offers generous proportions, ample space for the perfect family home. The accommodation consists of a large entrance hall with exposed wooden floorboards, a kitchen/breakfast room with access into the cellar below, plus a door leading through to the conservatory, a 17ft living room with dining area, three bedrooms and a family bathroom. Attached to the property is a substantial two storey garage and workshop, this attractive building offers much potential and could be developed into additional accommodation, subject to the necessary building consents. To the rear of the property there is a private walled garden with access into the workshop. No onward chain.

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop, Vintage and Brown, post office, general shop and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

#### LOCATION