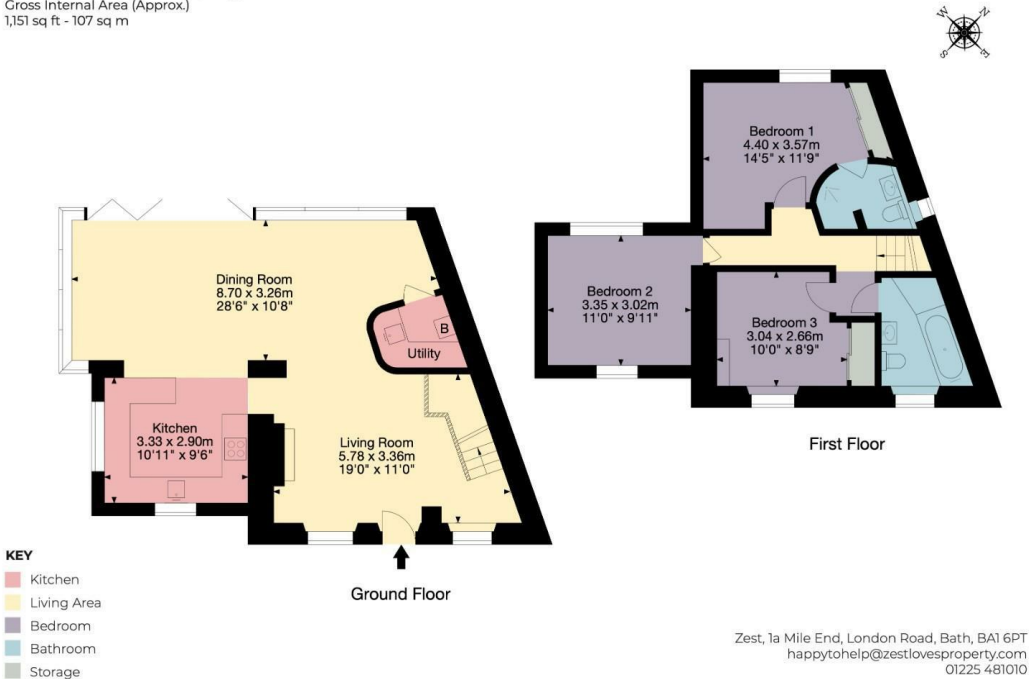


11 Sheepfair Lane, Marshfield, Chippenham SN14 8NA  
Gross Internal Area (Approx.)  
1,151 sq ft - 107 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
happytohelp@zestlovesproperty.com  
01225 481010

**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 SN14 8NA

### GUIDE PRICE £650,000

#### 3 BEDROOM HOUSE - DETACHED

- Beautiful three bedroom cottage in the village of Marshfield
- Three double bedrooms, one with en-suite and separate family bathroom
- Off road parking for one car
- Lounge, large extended kitchen/diner and utility room
- Stunning split level terraced garden and stunning far reaching views
- Freehold, EPC rating D, Council tax band D





**DESCRIPTION**  
This delightful detached cottage has been thoughtfully modernised, blending contemporary updates with its charming original features. Upon entering, you are welcomed into a cosy lounge with a striking open fireplace, creating a warm and inviting atmosphere. The bright and spacious kitchen/diner provides an ideal space for both cooking and entertaining, while the separate utility room adds practical convenience. Upstairs, you'll find three generously sized double bedrooms, each offering stunning countryside views that provide a peaceful retreat. The master bedroom is a true highlight, featuring a luxurious en-suite shower room for added comfort and privacy. A family bathroom is also available, thoughtfully designed to meet the needs of the household. Externally, the property is complemented by a beautifully landscaped, split-level patio garden that provides multiple areas for relaxation and outdoor dining, ideal for enjoying the tranquil surroundings. The garden offers a harmonious

blend of greenery and design, creating an inviting space for both relaxation and entertainment. Additionally, there is off-road parking for one car, ensuring convenience and easy access to the property.

**MARSHFIELD**  
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.

