



Located within the popular village of Startley this five bedroom detached offers the perfect setting for those looking for a quiet village setting. The accommodation is based over two floors with the spacious hallway offering access to the study, dining room, impressive kitchen and dual aspect lounge. On the first floor the landing leads to the family bathroom and all five bedrooms with bedroom one and two enjoying en suite facilities. Externally the property sits centrally within an established private plot with detached double garage with office space above and plenty of parking. No Onward Chain.

### Viewing

Viewings Strictly by appointment with the selling agents Atwell Martin call 01249 447777 or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Startley

The village of Startley is an attractive and highly desirable rural area surrounded by beautiful countryside and ideally situated less than a 10 minute drive to the M4 motorway (Junction 17). The larger neighbouring village of Great Somerford is 1.5 miles away and has a good range of amenities including a shop and post office, C of E primary school, The Volunteer Inn, church and village hall. To the south, Upper Seagry also has a village primary school. Situated just 3 miles away is the market town of Malmesbury which has a further range of facilities including secondary schooling, a Waitrose and new Aldi supermarket. The larger town of Chippenham is also nearby where there are direct rail services to London Paddington. The M4 motorway corridor is ideal for commuting to London, Bristol, Bath and Swindon.

### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

##### Entrance Hall

##### Cloakroom

**Study 3.78m max x 3.56m max (12'5" max x 11'8" max )**

**Sitting Room 6.17m x 4.98m (20'3" x 16'4")**

**Kitchen / Breakfast Room 5.69m x 5.00m (18'8" x 16'5")**

**Utility Room 2.51m x 2.54m (8'3" x 8'4")**

**Dining Room 3.28m x 4.45m (10'9" x 14'7")**

#### Conservatory

#### First Floor

##### Study / Landing

**Master Bedroom 5.33m max x 5.03m max (17'6" max x 16'6" max)**

#### En-Suite Shower Room

**Second Bedroom 3.66m x 3.81m (12' x 12'6")**

**Third Bedroom 4.45m x 3.28m (14'7" x 10'9" )**

**Fourth Bedroom 3.58m x 3.38m (11'9" x 11'1")**

**Fifth Bedroom 3.07m x 2.54m (10'1" x 8'4")**

#### Family Bathroom

#### Externally

##### Front Garden & Parking Area

##### Rear Garden

#### Detached Double Garage & Room Above

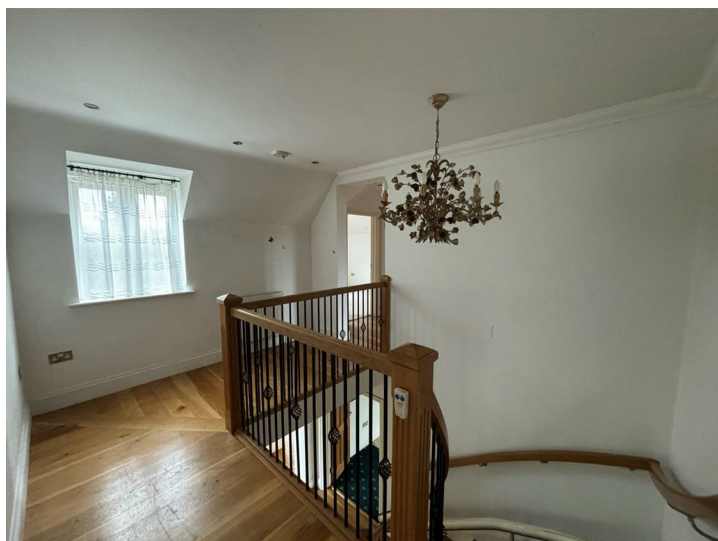
#### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Heating

Wiltshire Council Tax - Band F

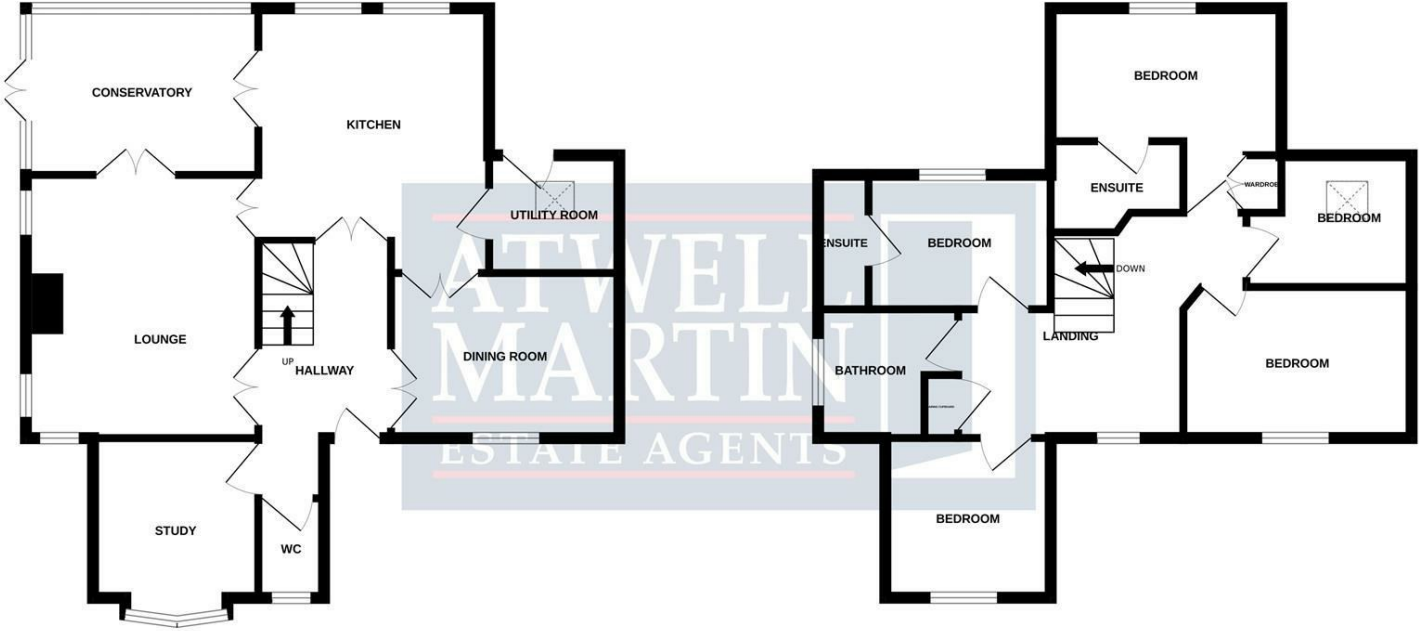
Tenure - Freehold





GROUND FLOOR

1ST FLOOR



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing