



Nestled in the charming village of Upper Castle Combe, The Old Dairy Drive presents an exceptional opportunity to acquire a modern detached house, built in 2008 by the Award-winning Hills Homes. This Cotswold stone fronted house has been immaculately maintained, from new by its current owners and boasts a generous living space of 1,695 square feet, making it ideal for families or those seeking a comfortably proportioned home.

Upon entering, you will find two well-appointed reception rooms that offer versatile spaces for relaxation and entertainment. The heart of the home is the Kitchen/Breakfast room with Granite worksurfaces and fitted appliances including a Range cooker, dishwasher and fridge freezer. The separate utility room is fitted with wall and base units and provides space for washing machine and tumble dryer. The first floor boasts four double bedrooms, three with fitted wardrobes and the primary with en-suite plus a four piece family bathroom providing ample accommodation for all the family and guests alike.

Externally the property is set within a small private development of just seven homes, enjoying a sense of community while maintaining a tranquil atmosphere. The Cotswold Stone exterior is equally impressive and enhanced with sensor lights, adding both security and convenience, a detached double garage and parking is available for up to four vehicles, making it a perfect fit for families with multiple cars or for hosting visitors.

Viewing

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

Situation - Upper Castle Combe

Castle Combe is a beautiful village in Wiltshire, often hailed as the "Prettiest Village in England" and has been featured in various media, including films like "Stardust" and "War Horse". Upper Castle Combe is within an area of outstanding natural beauty and conveniently positioned for the M4 Junction 17 and A420. Nearby Chippenham and Bath Mainline railway stations provide direct access to London Paddington within 75 and 90 minutes respectively. There are

numerous local attractions including the Castle Combe Race Circuit, wonderful walks and a great choice of Cotswold pubs and restaurants to cater for all tastes. Set in the heart of the village is the 14th Century Five Star Manor House Hotel & golf course and two country pubs with Castle Inn winning the best South West Pub award in 2024. The Old Dairy Drive comprises seven Award Winning Homes within a no-through cul-de-sac in the upper village.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Rainwater harvesting system, Solar Panel providing hot water only, Oil Fired Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold with an Estate Management Charge of £200 per annum







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Approximate total area⁽¹⁾
1695.74 ft²

Reduced headroom
0.49 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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