



Flat Rat Cottage is a Grade II listed attached cottage of immense charm and character with believed 17th century origins standing in delightful cottage style gardens. Accommodation is arranged over three floors and retains many charming period features to include exposed timbers, stone inglenook fireplace to the sitting room, window seats and natural timber finished thumb latch doors. The accommodation is based around a good-sized sitting room plus separate dining room and kitchen/breakfast room. At first floor level there are two good sized bedrooms plus a well appointed bathroom. At second floor level is a large attic bedroom with adjacent bathroom.. Externally there are delightful and well stocked cottage style gardens extending to the front and side of the property and incorporate a well, gravelled parking area, single garage and substantial timber store/workshop.

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 - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and

the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

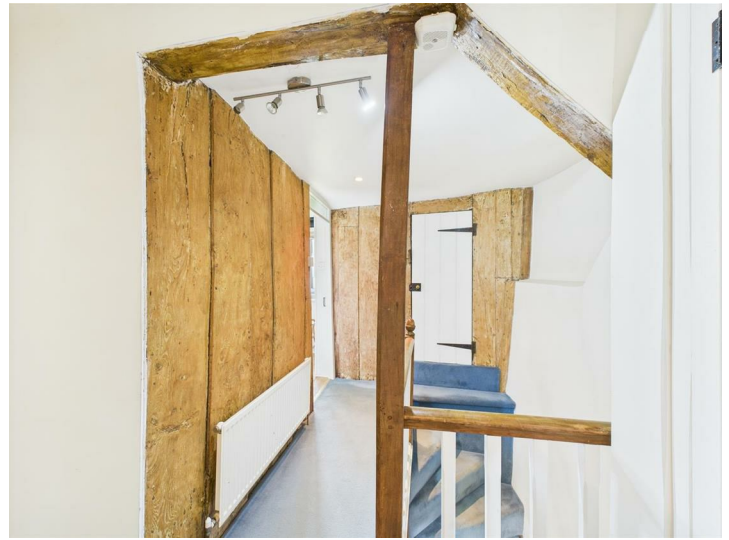
Property Information

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

Wiltshire Council Tax - Band D

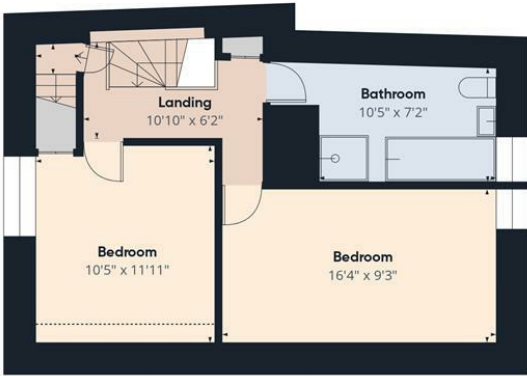
Tenure - Freehold



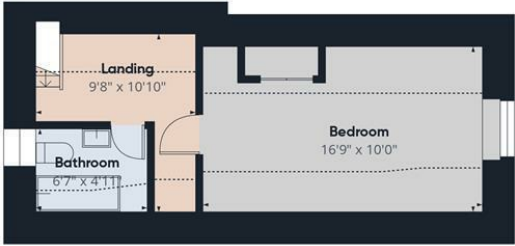




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1351 ft²

Reduced headroom
146 ft²

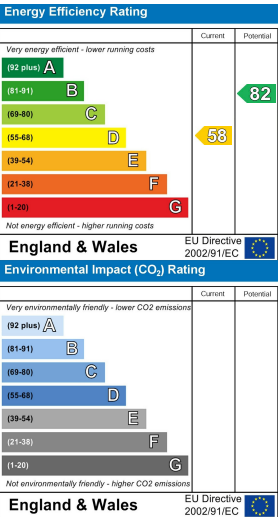
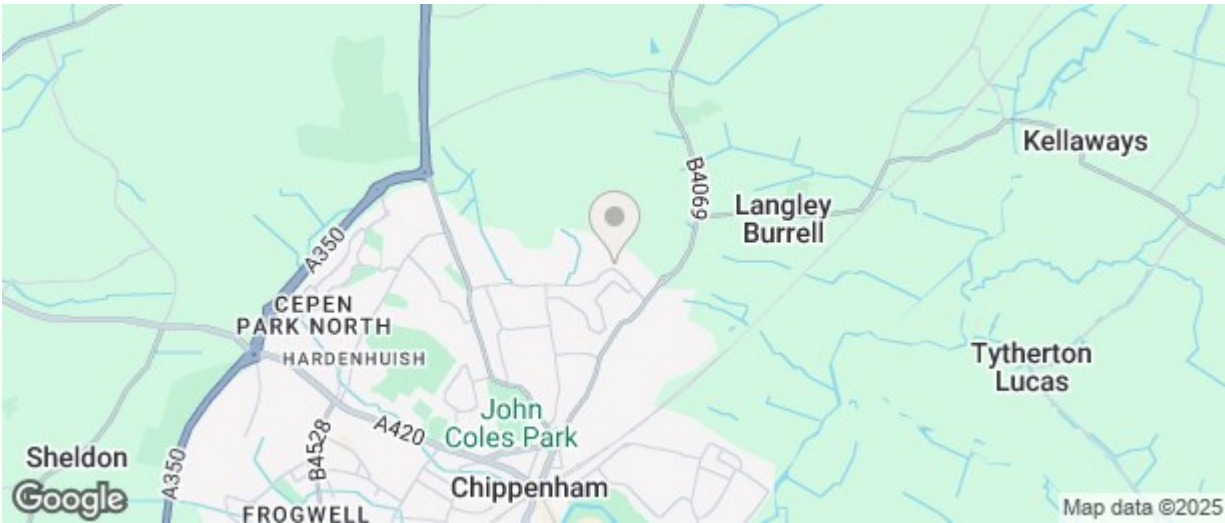
(1) Excluding balconies and terraces

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.

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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