



A beautifully presented cottage with bags of character and original features set in the highly desirable village of Yatton Keynell. The accommodation briefly comprises; entrance dining/hall, sitting room, kitchen and rear porch to the ground floor. The first floor provides; landing area, master bedroom, second bedroom and bathroom. Externally the property benefits a large gravel parking area to side, front garden, large garden to rear with stone and timber outbuildings and a one bedroom annex providing an open plan living area and shower room.

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 - Yatton Keynell

Yatton Keynell is a highly desirable village situated on the edge of the Cotswolds that provides a good selection of amenities including By Brook Valley Primary School, a village store / post office, a doctor's surgery and The Bell Inn. Nearby, Chippenham 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.

Tenure - Freehold

Accommodation

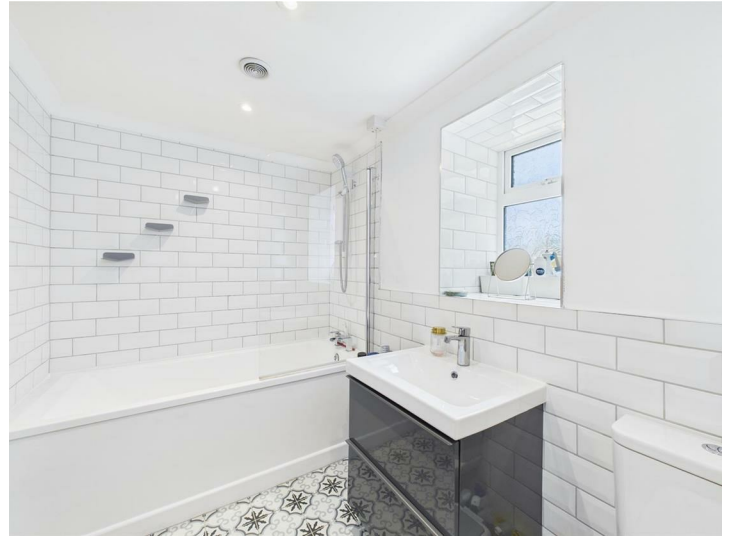
With approximate measurements the accommodation comprises:

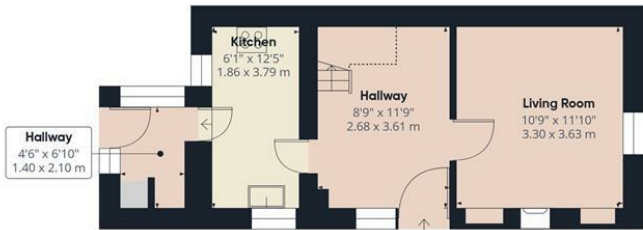
Property Information

Utilities/Services - Mains Electric, Water & Drainage, Oil Central Heating (electric heating in the annex)

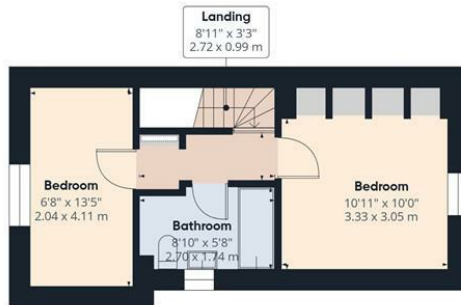
Wiltshire Council Tax - Band D







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

833 ft²
77.5 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

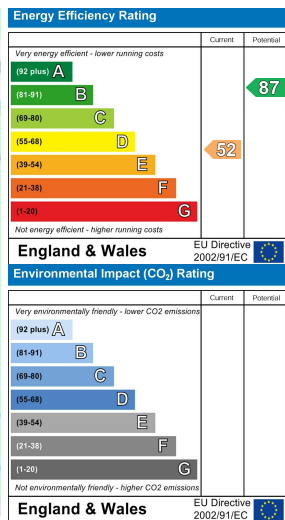
Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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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