



Cypress Cottage, Littleton Drew, Wiltshire, SN14 7NA

Detached chalet home
 4 bedrooms, 2 bathrooms
 Large light-filled reception room with
 bi-folding doors
 Sunny south-facing garden
 Peaceful village setting
 Backing onto fields
 Private lane position
 Generous parking and garage
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £695,000

Approximately 1,673 sq.ft excluding garage

‘A beautifully finished and largely extended detached chalet home positioned within the peaceful village of Littleton Drew backing onto fields enjoying a southerly orientation’



The Property

Cypress Cottage is chalet style detached home situated in the pretty and rural village of Littleton Drew. Positioned down a private drive serving just six homes, the property enjoys a peaceful position backing onto fields. The accommodation is most deceptive having been largely extended and is beautifully finished with a contemporary design. Arranged over two floors, the accommodation is light and bright throughout extending to around 1,673 sq.ft.

The principal ground floor reception area is positioned at the rear comprising a large open plan light-filled living/dining room with twin bi-folding doors connecting to the south-facing garden. A sleek modern gas fireplace adds an element of cosiness and focal point. Adjoining the dining area there is a fitted kitchen with convenient side access to the driveway. Underfloor heating warms the reception rooms and continues to the spacious entrance hall. There are four good-

sized bedrooms across the ground and first floor all with built-in storage. There is a main bathroom located on the ground floor whilst the principal bedroom has an en-suite shower room. This principal bedroom also benefits from extensive fitted wardrobes and views over the adjoining fields.

There is ample private off-street parking over a front and side driveway coupled with a detached garage. The delightful sunny rear garden is of a manageable size landscaped with a seating terrace, lawn and vibrant borders.

Situation

Littleton Drew is a delightful village just north of the M4 with a pretty church and lovely sense of community. Local amenities include The Salutation Inn which is located less than 1 mile from the village at The Gibb. The village is situated only a 5 minutes drive from the neighbouring villages Acton Turville, Grittleton and Castle Combe. Acton Turville has an

excellent range of amenities that include a village shop with post office, the highly sought after Trinity CE primary school, the Fox & Hounds public house and a small church. More extensive shopping facilities can be found in the market towns of Chippenham, Yate, or Chipping Sodbury where there is a Waitrose. There is a school bus service to Acton Turville primary school and Chippenham which has a choice of excellent secondary schools. The cultural cities of Bath and Bristol are about 20 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 17 and 18) is about 10 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

We understand the property is Freehold with electric heating and underfloor heating, private drainage, mains water and electricity. There are PV panels on a feed-in tariff. The property is located within the Cotswold Area

of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

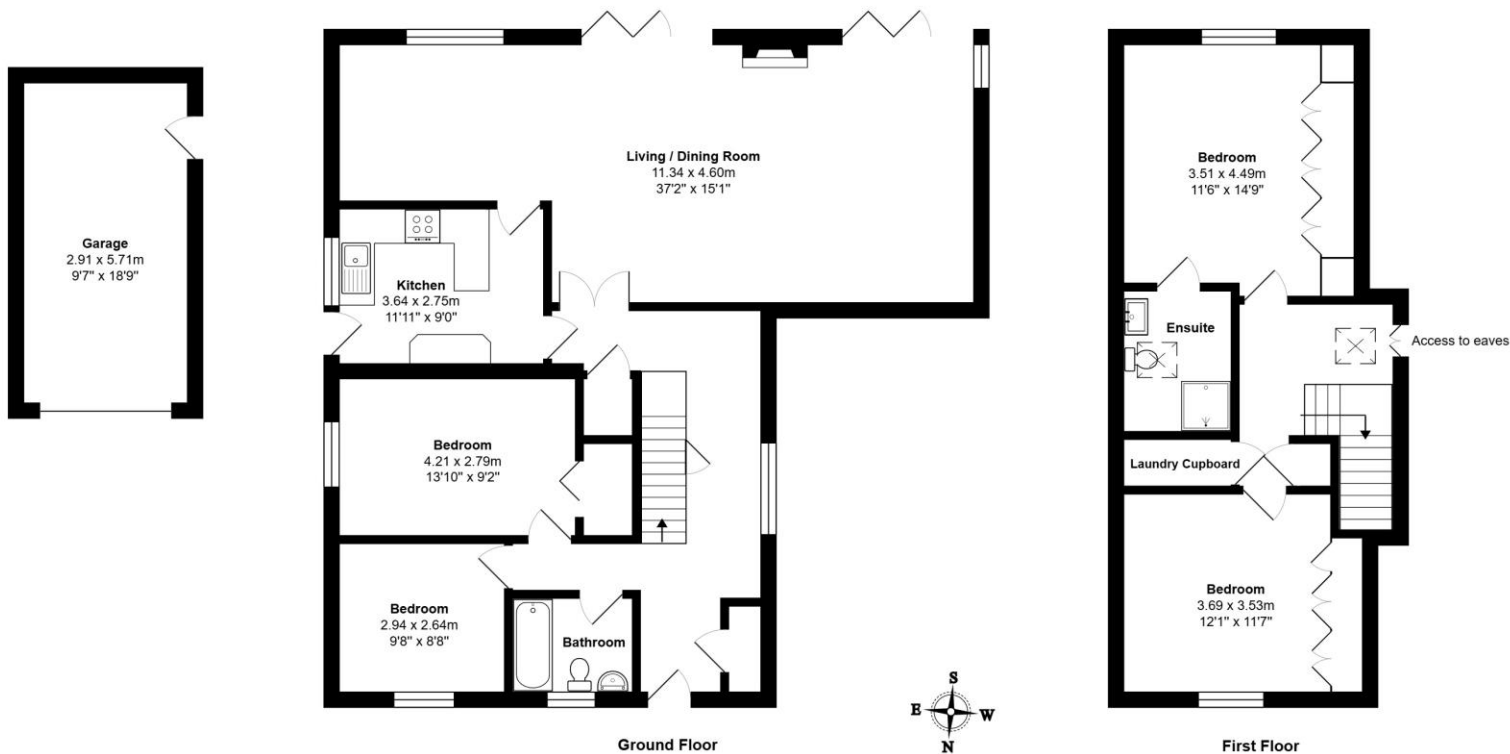
Directions

From the B4039 from the Castle Combe direction, pass the Salutation Inn crossroads, proceed through The Gibb and take the next right-hand turn signed towards Littleton Drew. Enter the village, proceed past the church and take the next left-hand turn onto the private lane. The property is located on the left.

Postcode SN14 7NA

What3words: ///chose.ideals.lessening





Total Area: 155.4 m² ... 1673 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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