



Penny Cottage, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP

Pretty Grade II listed detached cottage
Substantial accommodation with excellent proportions

Character features throughout

3 double bedrooms

2 large reception rooms

Wonderful 200ft garden

Gated private parking and garage

Desirable village setting



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £895,000

Approximately 2,102 sq.ft excluding garage



‘This very pretty Grade II listed detached cottage offers sizable accommodation of over 2,100 sq.ft complete with a large 200ft garden, private parking and garage’

The Property

Penny Cottage is a charming Grade II listed detached cottage situated in the very heart of the desirable village of Grittleton. Dating back to the early 19th Century showcasing a wealth of character, the cottage is deceptively large offering over 2,100 sq.ft. of accommodation coupled with a generous 200ft garden backing onto fields.

The ground floor opens to an entrance hall with a galleried staircase rising and a downstairs WC off. There are two substantial reception rooms. The living room features a magnificent inglenook fireplace with a wood-burning stove and bread oven feature. The dining room has been designed with a large gallery window looking across to the garden. The kitchen/breakfast room is fitted with timber units and has a useful utility room and separate boot room off. On the first floor,

there are three double bedrooms and a bathroom which has been refitted with both a shower unit and a free-standing bath benefitting from underfloor heating.

Accessed by a drive at the side, there is ample gated private parking at the rear beside a detached garage. The wonderful garden reaches beyond and is laid mostly to lawn with vibrant borders and a fenced vegetable garden at the far end. A seating terrace is a lovely area in which to host guests complete with a fitted bar.

Situation

Grittleton is a highly sought after and delightfully unspoilt North Wiltshire village with excellent community and amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store, doctors surgery and

primary school. A more comprehensive range of facilities are found in the nearby towns of Chippenham and Malmesbury. 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 both the M4 Junctions 17 and 18 are about 10 minutes' drive away providing access to Bristol, London, the South and the Midlands.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

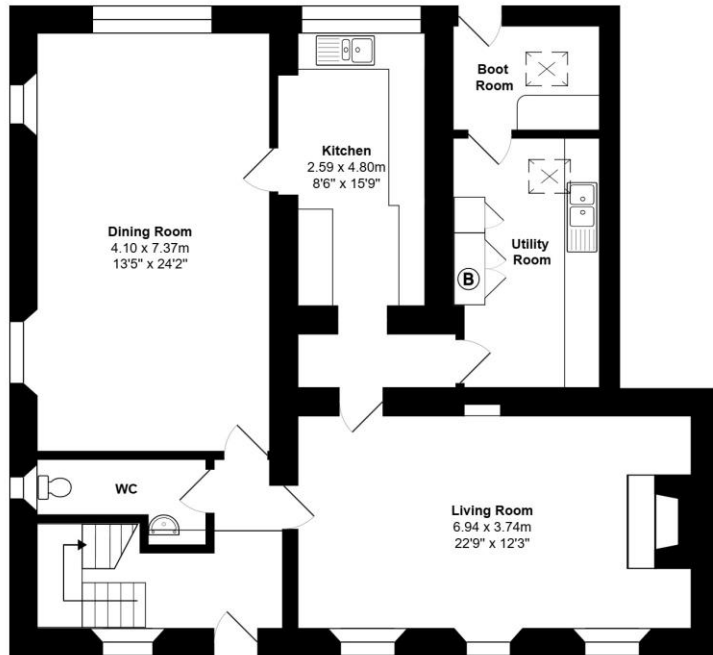
Directions

The cottage is located in the centre of the village. Pass the Neeld Arms on the left hand side and continue to find the cottage on the left.

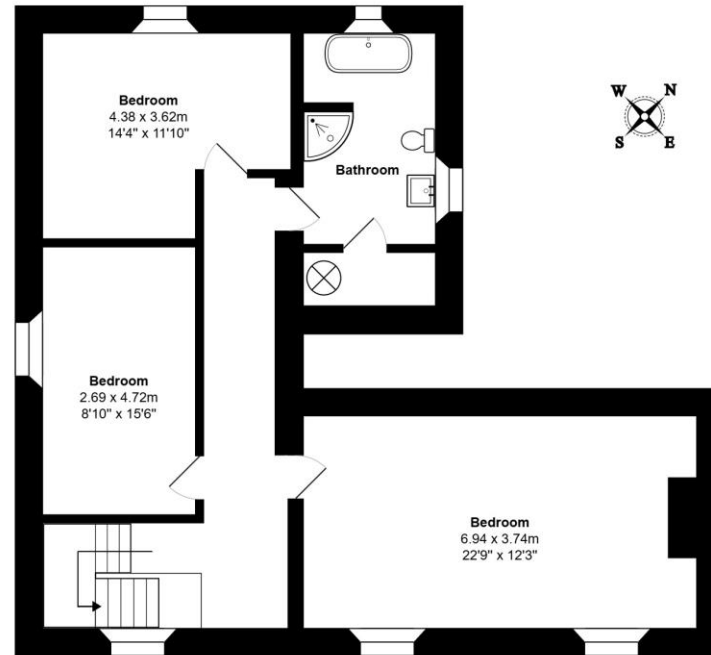
Postcode SN14 6AP.

What3words: ///tidy.reinstate.blossom

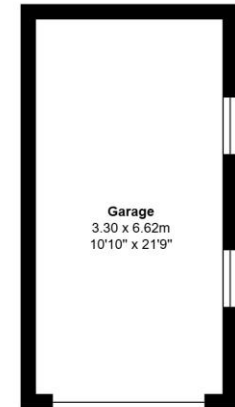




Ground Floor



First Floor



Total Area: 195.3 m² ... 2102 ft² (excluding garage)

All measurements are approximate and for display purposes only

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577