



Albion Cottage, East Tytherton, Chippenham, Wiltshire, SN15 4LX

Pretty semi-detached period cottage
Peaceful rural village setting
Backing onto fields with a lovely view
5 bedrooms
2 reception rooms
Kitchen/family room
Bathroom and shower room
Private parking and garage
Front and rear gardens



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £650,000

Approximately 2,138 sq.ft

‘Backing onto fields with lovely uninterrupted views across the adjoining countryside, this pretty semi-detached period cottage is deceptively spacious’



The Property

Albion Cottage is a very pretty semi-detached period cottage which dates back to the 18th Century. The cottage occupies a lovely peaceful position towards the edge of the rural village of East Tytherton with a lovely uninterrupted view across the adjoining fields. Internally, the cottage is well-presented and has been updated with a new kitchen and bathrooms. The accommodation is well-configured for family life spanning over three floors and extending to over 2,100 sq.ft.

The ground floor opens through a front porch to an entrance hall with a rear utility room off and a downstairs shower room. The principal accommodation comprises a traditional sitting room at the front with cosy fireplace, and a dining room open plan to the excellent kitchen/family room featuring a high vaulted ceiling and superb views through large windows. On the first floor, there are three bedrooms and a stylish family bathroom. A

spacious landing offers a study area and leads up to the top floor where there are two further bedrooms.

The cottage is set amongst both front and rear gardens which are laid mostly to lawn with well-established trees and shrubs. The rear garden has been landscaped with a seating terrace and raised beds. There is a useful garden store in addition to the integrated garage. The property benefits from private off-street parking over a gravelled driveway.

Situation

East Tytherton is a delightful hamlet within the beautiful rural Parish of Bremhill. This idyllic village is situated within a valley next to a popular local fishing spot along the River Avon. East Tytherton has a village hall and Guides Centre named after the famous Maud Heath who's historic Causeway runs to the neighbouring village of Langley Burrell which has village hall and pub. The village is

conveniently only 4 miles from Chippenham where there is a range of facilities and schooling. Chippenham mainline railway station has regular services to London (Paddington c.70 minutes). There is also easy access to the M4 for further travel to Bristol, Bath, Swindon and London and Wales.

Additional Information

The property is Leasehold with a long lease of 1000 years commenced in 1768. There is a peppercorn ground rent of 10p. The property has oil-fired heating, mains drainage, water and electricity. The property is located within a conservation area. Due to the heavy rainfall in November 2024 the property had minor surface water to the hallway and kitchen as a one-off incident. Please ask the agent for more information. Ultrafast broadband is available and there is good 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 D.

Directions

From Chippenham take the B4069 towards Kington Langley then take the right hand turn to Langley Burrell. Continue through the village to Mauds Heath and follow the road for 2 miles to East Tytherton. Enter the village and follow the lane through the village, around the bend and locate the cottage as the second to last on the right hand side.

Postcode SN15 4LX

What3words: ///romantics.nightfall.lure

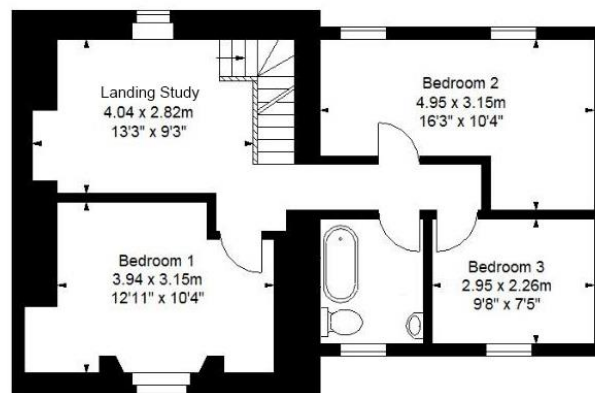


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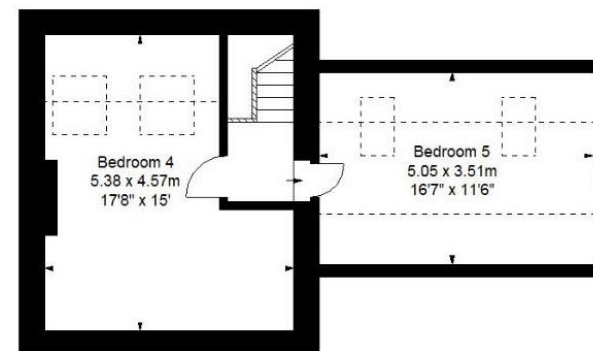
Approx. Gross Internal Area *
198.62 M² - 2138 Ft²



Ground Floor



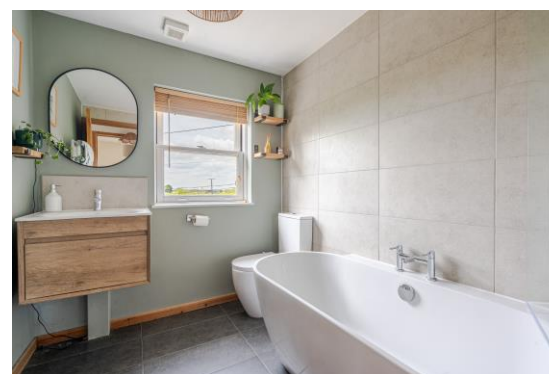
First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice



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

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