



Chapel Cottage, Chittoe
Chippenham, Wiltshire SN15 2EL

A rare opportunity to refurbish a period cottage set in a secluded rural location in a large garden of 0.57 acres approx with stunning countryside views.

*Set down a private track in a secluded setting with lovely views *Located between Devizes, Calne and Chippenham *Accommodation in need of refurbishment *Opportunity to extend subject to the usual consents *Wooded Garden of 0.57 acres approx

Location

Chittoe is a stunning rural hamlet with outstanding views and lies approximately 5 miles from the historic market town of Devizes. The nearby village of Bromham has various shops, a post office and a church, a primary school with pre-school childcare facilities and a village pub. Devizes provides more extensive features including a weekly market, shops & supermarkets, a public library and leisure centre with swimming pool.

The main line station at Chippenham is approximately 7 miles distant providing regular services to London Paddington and Bristol, whilst Junction 17 of the M4 motorway is approximately 11 miles to the north. The surrounding countryside provides excellent walking, riding and sporting opportunities.

Schools in the area include a primary in Bromham and secondary schools in Devizes and Calne in addition to St Margarets prep school, Dauntseys and St Mary's Calne and Marlborough College.

Chittoe is set down a tranquil no-through lane and Chapel Cottage is found at the end of an unmade-up track at the edge of woodland with views over the valley.

Description

This detached period cottage is of stone elevations under a slate roof with later brick and tiled extensions over the years. The property offers unusual and generous space which could be upgraded to give a flexible use of the property. There are a number of period features including open fireplaces, log burner

and beamed ceilings in the kitchen. The property has double glazed upvc windows. There are electric wall mounted heaters in some of the rooms and one radiator on the landing which may be powered by the immersion heater in the airing cupboard in the bathroom.

Subject to the usual consents the large garden has plenty of room to extend the cottage further.

Outside

The property sits in a sloping site and is approached via winding a path leading to the front door. There is a level unmade-up area for parking. The gardens comprising a number of terraced lawned areas, have an array of well stocked beds and quite a number of mature

trees including Firs, Holy and Beech. There is a summerhouse overlooking the valley and two timber outbuildings.

Tenure Freehold

Services Mains electricity, water and septic tank drainage. Wifi: fibre to cabinet (Openreach fibre checker)

EPC G19

Council tax Band F

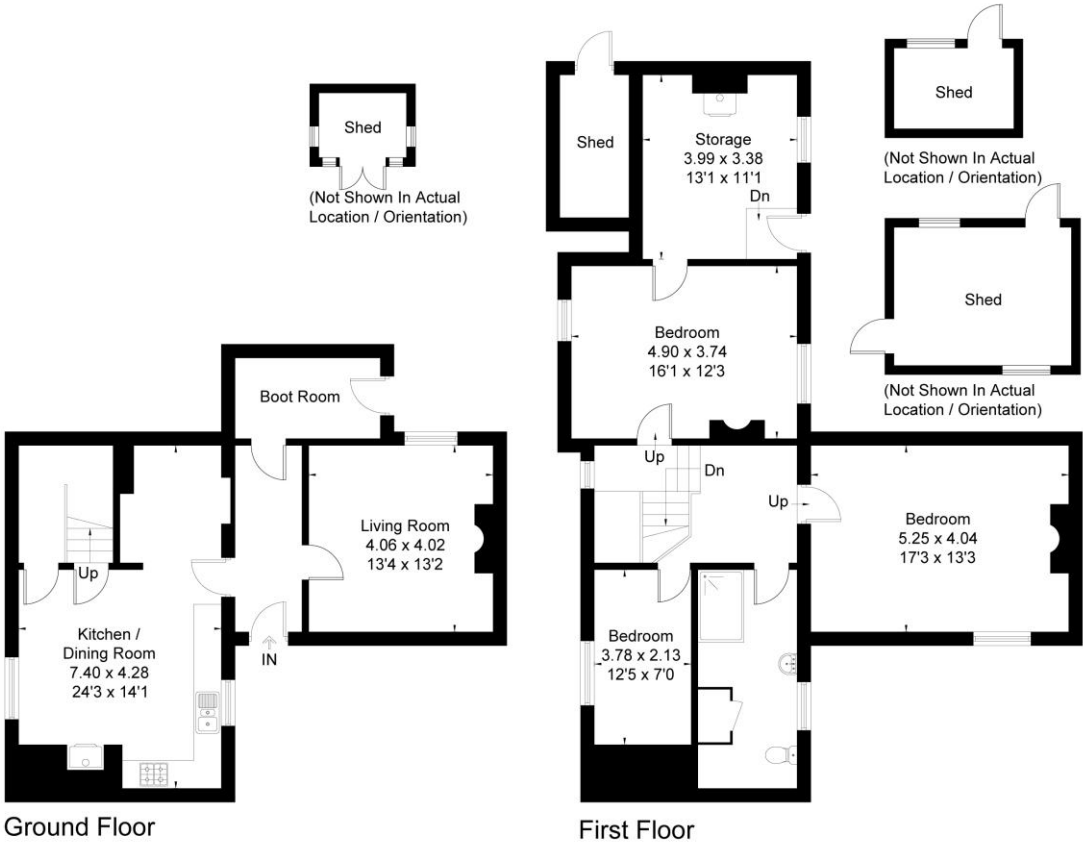
Local Authority Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

Directions

what3words.com/results.cornfield.hatter



Approximate Floor Area = 150.4 sq m / 1619 sq ft (Excluding Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90859





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyrepc.co.uk
01672 516619

I Hughenden Yard, Marlborough SN8 1LT

birkmyre
property consultants