

1 Horsedown Cottage Horsdown, Nettleton, Wiltshire, SN14 7LN

Semi-detached period cottage
Private plot of 0.30 acres
Significantly upgraded by the current owners
5 bedrooms, 2 bathrooms
3 generous reception rooms
Kitchen open plan to the dining room
Electric gated driveway and garage
Beautiful gardens with external lighting and a hydro-pool

JAMES PYLE &Co.

01666 840 886
jamespyle.co.uk
NAEA ARLA The Property Ombudsman
The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £850,000

Approximately 2,515 sq.ft excluding outbuildings



‘Set within private, well-screened grounds of 0.30 acres, this attractive semi-detached period cottage has been greatly upgraded boasting a beautiful interior and gardens’

The Property

Believed to have been built c.1850, this well-proportioned semi-detached period cottage occupies a private position screened by mature trees and shrubs with its own driveway and a large, sunny garden of around 0.30 acres. The present owners have made a significant number of upgrades to the cottage including constructing a garage, re-roofing and remedial works, electrical updates, plus interior finishes including new carpets, laying reclaimed French parquet flooring, and extensive landscaping to the gardens. Today, the property offers spacious and well-presented 'turn key' accommodation extending in all to around 2,515sq.ft.

The versatile accommodation flows superbly from room to room with the ground floor comprising three large reception rooms which include a study, 26ft living room with patio doors to the garden, and a dining room which is open plan to the kitchen. Exposed stone fireplaces are featured in both the living room and dining room and are warmed by wood-burning stoves. The stylish kitchen has a breakfast bar and integrated appliances. A utility room is located off the entrance hall and there is a downstairs WC. On the first floor there is a spacious family bathroom which has been refitted and five bedrooms. The large principal bedroom has its own wing with separate staircase and a private adjoining bathroom.

The cottage is accessed through a newly installed electric double gate opening to a sweeping gravelled drive providing private parking space for several vehicles and the excellent new addition of the Olsen timber garage which has power and lighting connected. The garden benefits from a sunny south-facing aspect and a excellent degree of privacy bound by newly replaced timber fencing and well-established shrubs. The garden features strategically placed seating areas beside a lawn and has been enhanced with carefully placed exterior lighting. A charming treehouse is positioned within a mature apple tree and also has lighting connected. To the side of the house there is a purpose built timber shelter housing a hydro-pool complete with lighting. Beside this, there is a versatile external room currently utilised as a yoga studio. Also located in the far corner of the garden there is a timber built summer house with power and lighting.

Situation

The property is located at The Gibb, a small hamlet situated south of the M4 between the villages of Castle Combe and Burton on the outskirts of the village of Nettleton. There are good pubs nearby at The Gibb, Acton Turville, Grittleton, Burton and Castle Combe with primary school, shop and doctors surgery at Yatton Keynell. The market town of Chippenham is about 15 minutes by car or public transport, and provides a wide range of shops and services together with a choice of secondary schools. Accessible private schools include Stonar, Rose Hill, Westonbirt and St Mary's, Calne. Bath, Bristol and Chippenham also off er a good choice of schools at all levels. Country walks are close by. Chippenham 7.5 miles (London Paddington from 75 minutes), Corsham 8 miles, Bradford on Avon 13 miles, Bath 13.5 miles (All distances and times are approximate)

Additional Information

We understand the property is Freehold with oil fired central heating, septic tank drainage shared with the neighbour, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some limitations to mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band D.

Directions

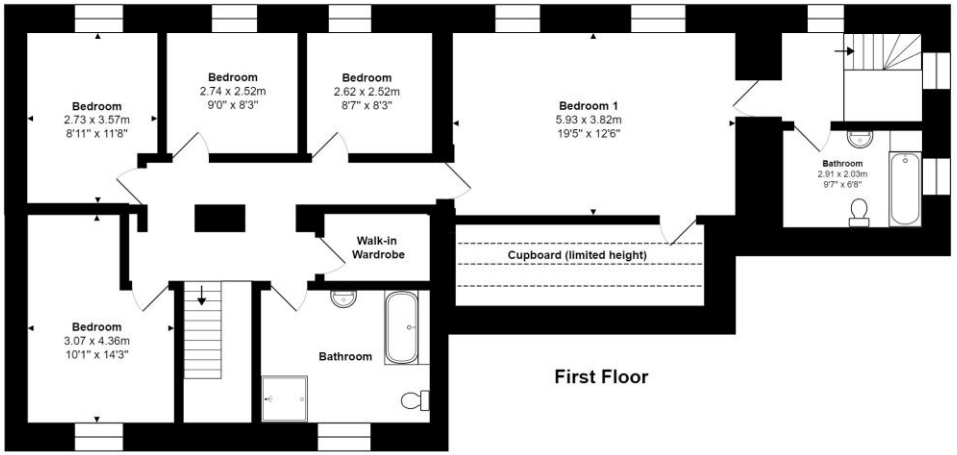
From Junction 18 of the M4, head north onto the A46 and turn immediately right onto a B road signed for Acton Turville and Tormarton. Head for about 3 miles to Acton Turville and turn right at the crossroads signed for Burton and Chippenham onto the B4039. Cross over the M4, pass through the village of Burton and continue for 1 mile and upon entering The Gibb, locate the entrance to the property immediately after the '30 mph speed sign' on the right hand side.
Postcode: SN14 7LN
What3words: ///curable.squabbles.leotard



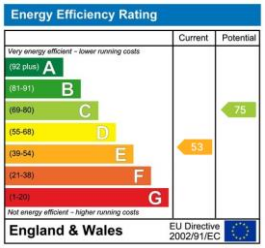




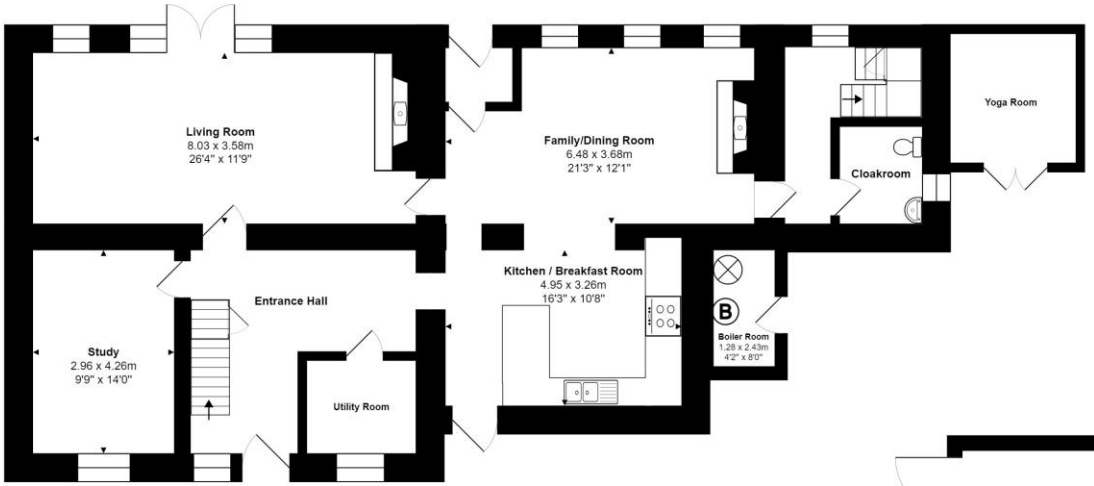




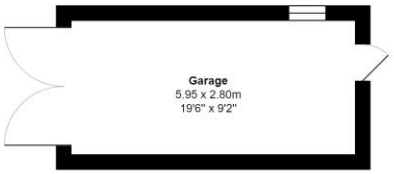
First Floor







Ground Floor





Total Area: 233.6 m² ... 2515 ft² (excluding boiler room, yoga room, garage)

All measurements are approximate and for display purposes only

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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