



📍 10 Tutton Hill, Colerne, Colerne, Wiltshire, SN14 8DN

🏠 Price Guide £325,000

Located just off the high street of this historic village we are delighted to offer for sale a two bedroom end terrace cottage with living room, separate dining room, open plan L shaped kitchen breakfast room and the added benefit of off road parking, such a rarity in this delightful village.

- 2 Bedroom Period Cottage
- 1 Double And 1 Single Bedroom
- Living Room And Separate Dining Room
- Herschel Wall Mounted Infra Red Electric Heating System
- Village Location just Off The Historic High Street
- Very useful Off Road Parking For One Car
- Walking Distance Of All The Village Amenities
- Open Plan L Shaped Kitchen Breakfast Room

🏡 Freehold

🏠 EPC Rating G



Located just off the High Street of this delightfully historic village we are pleased to offer for sale this two bedroom stone cottage with living room, separate dining room, kitchen breakfast room and a useful breakfast room as well as off road parking, a huge benefit in this village. the front door leads to the hallway which has doors to the cloakroom and living room. The living accommodation has dual aspect windows, winding stairs to the first floors, steps to the kitchen which is L shaped in design and open plan to the breakfast area in addition to doors off the kitchen to the bathroom and dining room. The Moben kitchen has a number of wall and base units with space for a range cooker, under stairs cupboard and a door to the bathroom with bath and sink. The breakfast room is flooded with natural light as its length is predominantly windows along the back with a door to the side providing access to the front and back of the cottage. To the first floor are the two bedrooms, one double and one single, both to the front and a cloakroom. The property is warmed by Herschel wall mounted Infra Red Electric Heating and is partially double glazed with a mix of UPVC and wooden sash windows. Externally the cottage has a good sized rear garden with raised pond, lawn with a path running to a large decked area large enough to accommodate a table and chairs and stone shed. A path leads from the rear garden, past the breakfast room and down steps to the front of the property and on a lower level. The parking is laid to concrete and will accommodate one car. Parking in Colerne in general is hard to find, Tutton Hill being particularly difficult due to the narrowness of the road, especially at this point so having parking attached to this cottage is a huge benefit. This super cottage has been in the same family for nearly one hundred years.

Situation

Property information

Mains Services

Council Tax Band: D

E.P.C Rating: G

Freehold

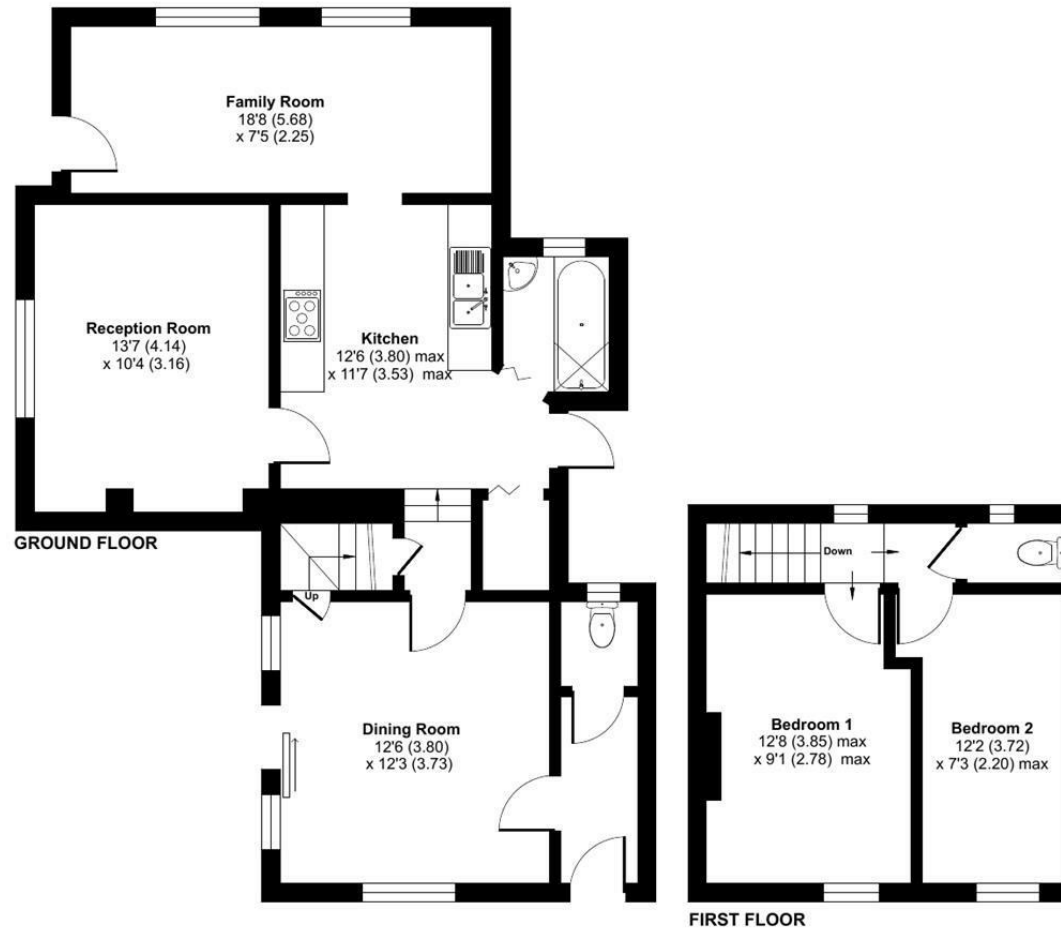
Herschel Infra Red Electric Heating System



Tutton Hill, Colerne, Chippenham, SN14

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1307301

Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.