

Myrnham, Ford, Chippenham, Wiltshire, SN14 8RU

Attractive detached Cotswold stone cottage
 Wonderful valley position with lovely views
 2 good-sized reception rooms
 Versatile layout up to 4 bedrooms
 2 bathrooms
 Excellent home office/hobby room
 Gardens and private woodland of 0.35 acres
 Gated private parking and carport
 20 minutes from Bath
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £795,000

Approximately 1,950 sq.ft including home office and mezzanine

‘A very versatile detached Cotswold stone cottage nestled in the valley of Ford village only 20 minutes from Bath, with a south-facing elevation of gardens and private woodland, plus an excellent home office’

The Property

Believed to be constructed in the 1700s, Myrnham is a characterful detached Cotswold stone cottage nestled within a wooded valley towards the edge of the village of Ford and located around only 20 minutes from the centre of Bath. During its current ownership, the property has been improved and extended on both sides to double its size and create a uniquely flexible home. Arranged principally over two floors, the accommodation has been superbly maintained and presented, extending to over 1,700 sq.ft.

The ground floor is entered through a stable door into an entrance hall with a WC off. There are two reception rooms, both with delightful fireplaces and wood-burning stoves. The living room is particularly spacious with an L-shape design offering additional space. The kitchen/breakfast room has double French doors connecting to the front garden and is fitted with bespoke handmade units, a breakfast bar, and an electric Esse cooker. There are two staircases leading to the top floor where the versatile layout can offer up to four bedrooms. There is a walk-through single bedroom connecting to a large double bedroom which makes a fantastic teenager's room with a converted mezzanine loft floor above and double doors connecting to the

side garden. To the other side, there is another double bedroom which functions fantastically as the main bedroom suite accompanied by a dressing room and en-suite shower room. This dressing room has a charming terrace garden level accessed through double doors and a lovely view of the field beyond. The dressing room is accessed by a spiral staircase and can easily be used as an additional bedroom.

The cottage is set into the hillside with views across Doncombe valley and benefits from a southerly aspect with the deceptively large plot reaching over 1/3 acre. The property is well-screened from the road with high hedging and double timber gates concealing the plot. There is plenty of private parking and a double carport to the side. Adjoining the front aspect is a level lawned garden with seating areas. The geography of the plot allows for the first floor accommodation to flow into further garden areas designed as seating terraces. In addition, the owners have created the most delightful steps and paths through the private woodland immediately behind the cottage which take in some outstanding views and lead to an excellent home office. Nestled high up within the trees, this home office was cleverly constructed by Booths Garden Studios and is equipped with power,



lighting, heating and WiFi. This additional room is ideal as an office, hobby/music room, or even the occasional guest bedroom. An outside tap is positioned beside it and there is a seating terrace which enjoys a tranquil view across the adjoining field.

Situation

Ford is a picturesque village within a valley setting surrounded by beautiful Cotswold countryside and a little brook meandering through the heart. The village has a popular pub The White Hart and is an excellent location for countryside walking routes. A footpath is available from immediately outside the cottage which follows a stunning route to Castle Combe, the famous Cotswolds destination famed for its unspoilt quintessential streets and has a Michelin star restaurant and golf club in addition to other cafés and pubs. Ford is located approximately 4 miles from the market towns of Chippenham and Corsham, and 10 miles from Bath city, which have an excellent range of facilities and school options. Both Chippenham and Bath have mainline train stations (Paddington in under 70 minutes). The larger villages of Biddestone and Yatton Keynell are some 2 miles away offering superb amenities between them including a popular primary school,

two pubs, a post office/store, doctors surgery, and sport clubs including tennis and cricket. Both Bristol and the Georgian heritage city of Bath are accessible within 30 minutes. The M4 motorway (Junctions 17 & 18) provides fast road access to London, Bristol, Swindon, the M5 and the South West.

Additional Information

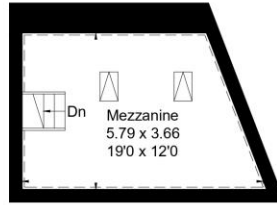
The property is Freehold with oil-fired central heating, private drainage, mains water, and electricity. The property is located in the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. For detailed information on mobile phone coverage and broadband availability, please refer to the Ofcom mobile and broadband checker website. Wiltshire Council Tax Band E.

Directions

From Chippenham follow the A420 towards Marshfield. After 3.5 miles, descend into the village of Ford. Continue through the village to locate the property as the very last one on the right hand side. Postcode SN14 8RU
 What3words: ///minerals.lunching.glitz



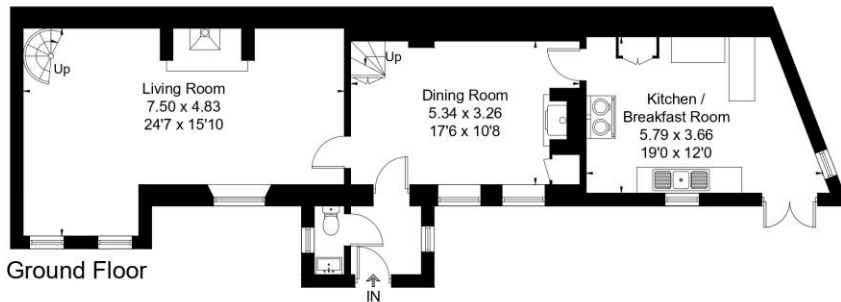
Approximate Floor Area = 161.3 sq m / 1736 sq ft
 Home Office = 19.9 sq m / 214 sq ft
 Total = 181.2 sq m / 1950 sq ft



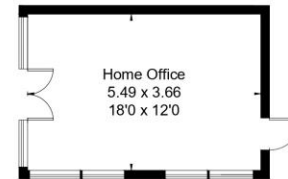
Second Floor



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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