





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

🏠 Price Guide £350,000

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
- 2 Reception Rooms To The Ground Floor
- 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 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. As you approach the front door you enter the hallway which has a door to the cloakroom and another to the living room. The living accommodation to the ground floor is quirky and typical of a cottage of this era with living room having dual aspect windows, steps to the kitchen which is L shaped and open plan to the breakfast area and doors off the kitchen to the bathroom and living room. The kitchen itself is fitted with a number of wall and base units with space for a range cooker, a useful under stairs cupboard and a door to the bathroom. The breakfast room is flooded with natural light as its length is predominantly 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 handy cloakroom. The property is warmed by Herschel wall mounted Infra Red Electric Heating System and is partially double glazed with a mix of UPVC and wooden sash windows. Externally the cottage has a good sized rear garden with a large raised pond and an area laid to lawn with a path running to a large decked area large enough to accommodate a table and chairs. Also remaining with the property is a large storage shed. A path leads from the rear garden, past the breakfast room and down a couple of steps to the front of the property which is on a slightly lower level. Here you will find the concrete hard standing which will accommodate parking for one averaged sized family 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 bene

### **Situation**

### **Property information**

Mains Services

Council Tax Band: D

E.P.C Rating: G

Freehold

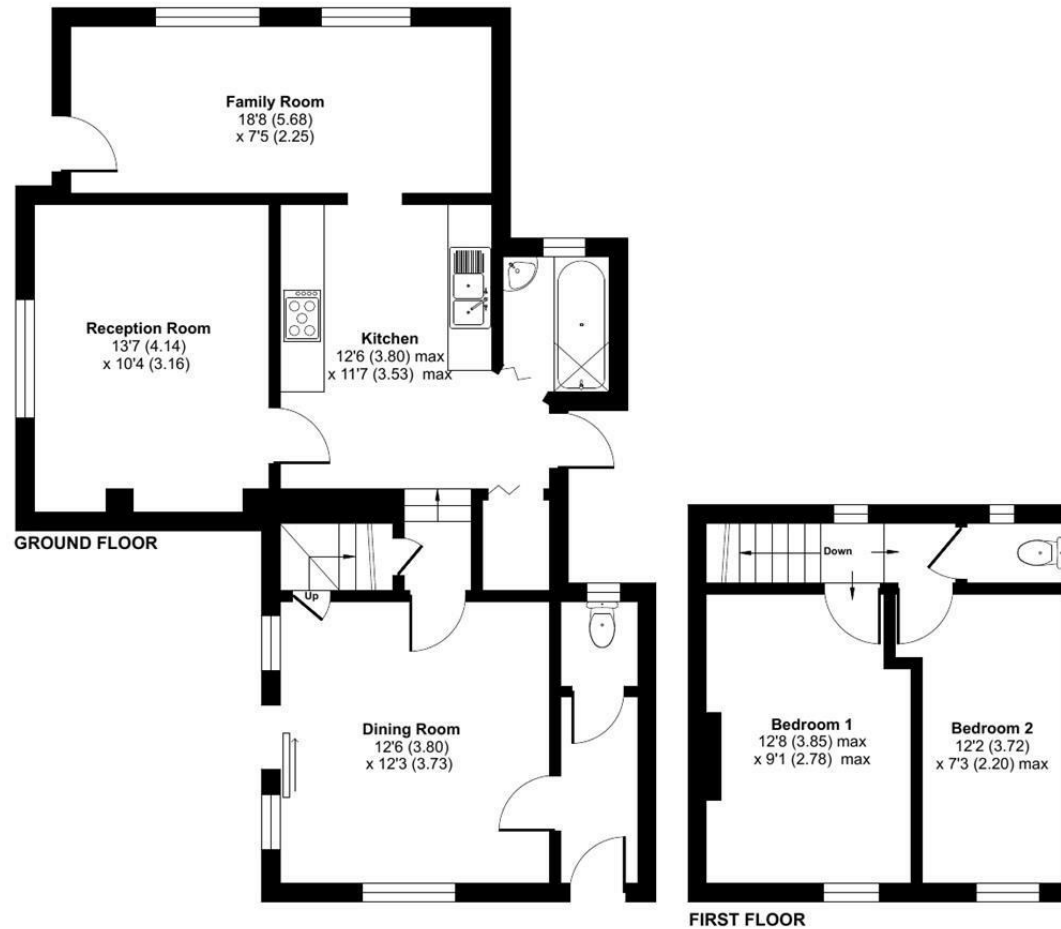
Herschel Infra Red Electric Heating System



## 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

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