



📍 Kingfisher Cottage, Ivy House Lakes, Grittenham, Wiltshire, SN15 4JU

🏠 £495,000

An exceptional three bedroom end of terrace barn conversion, offering spacious and contemporary accommodation, and benefiting from a patio sun terrace, large balcony and off-road driveway parking; superbly positioned in a peaceful woodland setting beside Ivy House Fishing Lakes. Offered with No Onward Chain.

- Contemporary Barn Conversion - No Onward Chain
- High Specification Throughout
- Tranquil Setting, Surrounded By Woodland & Fishing Lakes
- Three Double Bedrooms
- Stunning Open Plan Kitchen / Dining / Sitting Area, Two Sets of Bi-Folding Doors
- Kitchen with Island & Integrated Appliances
- Cloakroom, Family Bathroom & En-Suite Shower Room
- Patio Sun Terrace & Large Balcony with views Over Lake
- Off-Road Driveway Parking for Two Vehicles
- Additional Outdoor Space Available for Purchase (Separate Negotiation)

🏡 Freehold

🏠 EPC Rating B



Kingfisher Cottage is a beautifully presented end-of-terrace barn conversion forming part of an exclusive development in a peaceful woodland setting beside Ivy House Fishing Lakes. Finished to an exceptional standard throughout, the property enjoys stunning views and is offered to the market with No Onward Chain. Early internal viewing is highly recommended to fully appreciate the quality and setting of this impressive home.

The accommodation is arranged over a single level, and briefly comprises; a superb open-plan kitchen / sitting / dining area, three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a stylish family bathroom, a useful utility room and a cloakroom.

The contemporary kitchen benefits from an island and a range of integrated appliances, while both the bathroom and en-suite feature modern white suites with fully tiled walls and flooring. The bright and spacious living area features two sets of bi-fold doors opening onto a paved sun terrace, ideal for entertaining and enjoying the surrounding scenery. To the rear, a private balcony is accessed from two of the bedrooms, providing an additional outdoor seating area with tranquil views over the lake and neighbouring countryside.

Further benefits include off-road driveway parking for two vehicles.

Please note: There is potential to purchase additional garden space by separate negotiation.

Situation

Grittenham is a small hamlet, located approximately a mile and a half south of Brinkworth, the longest village in England. Local facilities include a primary school, nursery, church and a public house famous for its good food. These rural surroundings provide excellent opportunities for outdoor pursuits including hunting, fishing, horse riding and shooting.

Property Information

Council Tax Band: F

Freehold

Mains Water and Electricity

Private Drainage

Air Source Heat Pump

EPC Rating: B

N.B. There will be an annual service charge to each property for sewage and drive upkeep



Floor Plan



Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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