



Nestled in the charming village of Littleton Drew, Wiltshire, Southways is a stunning four/five-bedroom detached family home offers a perfect blend of comfort and elegance. Set on an exceptional plot with extensive lawned gardens to the front ideal for growing families, the beautifully maintained South facing rear garden provides a serene outdoor space for relaxation and recreation.

Upon entering, you are greeted by a spacious hallway leading to a stylish kitchen and dining room, designed for both functionality and aesthetics. This space is complemented by a large pantry and a utility room, making it ideal for family living and entertaining. The ground floor features an additional bedroom and a convenient shower room, providing flexibility for guests or family members who prefer single-level living.

The lounge offers a welcoming atmosphere, perfect for unwinding after a long day, while a study/bedroom provides an excellent scope for those who work from home.

The first floor houses three well-proportioned bedrooms, with the main bedroom benefiting from an en suite with additional family bathroom ensuring ample facilities for the entire family.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Littleton Drew is a delightful village just north of the M4 with a pretty church and lovely sense of community. Local amenities can be found in the neighbouring villages Acton Turville, Grittleton, Castle Combe and Yatton Keynell including village shops, post offices, doctors and primary schools and a choice of excellent pubs. More extensive facilities can be found in the market towns of Chippenham, Yate, or Chipping Sodbury.. There are school bus services to Acton Turville and Chippenham which has a choice of

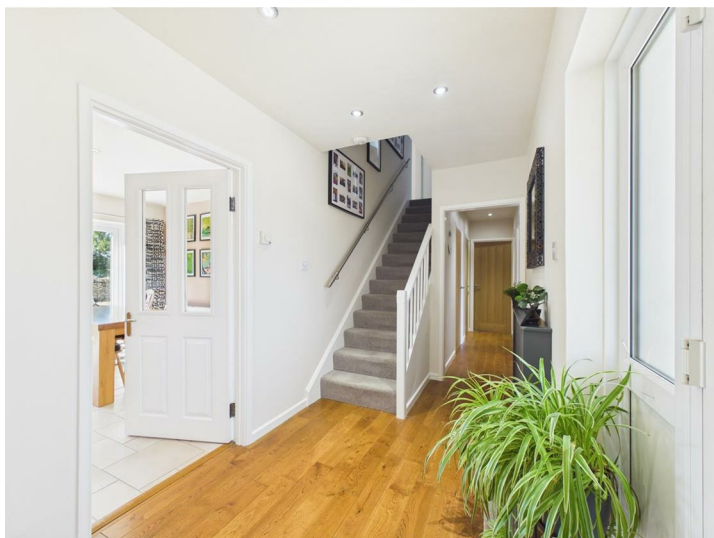
excellent secondary schools. The cultural cities of Bath and Bristol are about 20 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 17 and 18) is about 10 minutes' drive away providing access to London, the south and the Midlands.

## Property Information

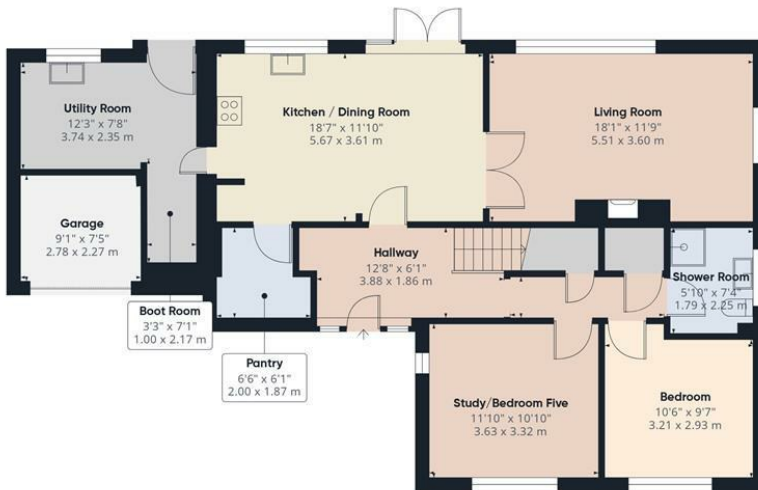
Utilities/Services - Water & Septic Tank, Electric Oil Heating

Wiltshire Council Tax - Band F

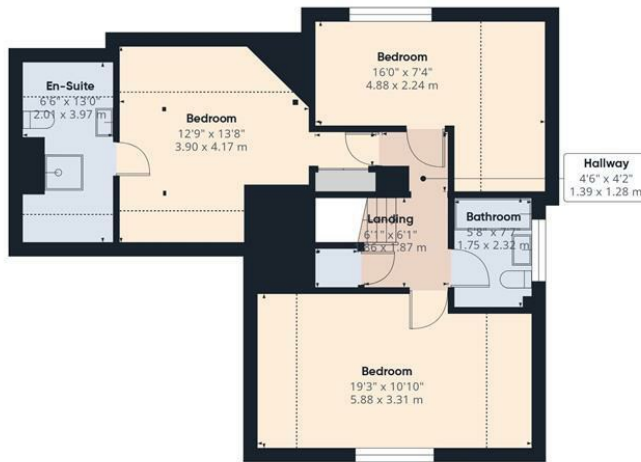
Tenure - Freehold







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1677 ft<sup>2</sup>  
155.7 m<sup>2</sup>

**Reduced headroom**

191 ft<sup>2</sup>  
17.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-38) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing