



The Gibb
Littleton Drew, SN14 7LJ

GOODMAN WARREN BECK

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A thoughtfully upgraded and beautifully presented period semi detached house situated in the semi rural hamlet The Gibb, close to the picturesque village of Castle Combe and village of Badminton – home to the famous Badminton Horse Trials.

This family home overlooks open countryside and enjoys a good size plot of c.1/4 of an acre, offering scope for further development, subject to the relevant planning consents. The accommodation on the ground floor offers a useful entrance porch opening into a good size sitting room with a feature fireplace, a great utility/boot room with WC and an open plan kitchen/dining room enjoying triple aspect opening through to a double glazed conservatory with a view down the garden. The first floor boasts two double bedrooms, a good size single bedroom and refitted bathroom with over bath shower. Other benefits include double glazing and oil fired central heating with a recently upgraded boiler and new oil tank.

The bright and sunny gardens mainly extend to the side of the cottage and are laid mainly to lawn with mature hedgerow, raised beds, greenhouse and garden store. In addition, the property has the added benefit of a detached double garage and off road parking.

SITUATION

The Gibb is a small cluster of properties situated on the outskirts of Littleton Drew, midway between the historic picturesque villages of Castle Combe and Burton. The larger village of Yatton Keynell with its numerous amenities is c.3 miles and Chippenham c.7 miles with its mainline station and quality schools, Castle Combe benefits from the Manor House Hotel and championship standard golf course. M4 J.17 & 18 are both easily accessible providing swift links to Bristol and Swindon, whilst The Georgian city of Bath is c.20 minutes drive away.

ACCOMMODATION COMPRISING:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front and either side. Glazed door to:

SITTING ROOM

Stairs to first floor with cupboard under. Two contemporary style radiators. Luxury vinyl tiled floor. Feature fireplace with Oak beam and stone hearth. Wall light point. Doors to:

KITCHEN/DINING ROOM

Two double glazed windows to rear. Double glazed

window to side. Double glazed window to front. Contemporary style radiator. Luxury vinyl tiled floor. Range of drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Spotlights. Built-in electric hob and double oven. Opening to:

CONSERVATORY

Double glazed with French doors to side. Radiator. Luxury vinyl tiled floor.

UTILITY/BOOT ROOM

Double glazed door to side. Radiator. Worksurfaces with tiled splashbacks and cupboard base unit under. One and a half bowl single drainer ceramic sink unit with chrome mixer tap, Spotlights. Exposed beam. Space and plumbing for washing machine. Space for tumble drier. Extractor. Door to:

CLOAKROOM

Close coupled WC.

FIRST FLOOR LANDING

Double glazed window to rear. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator.

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Price Guide £495,000

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

REFITTED BATHROOM

Obscure double glazed window to side. Chrome ladder radiator. 'P' shaped bath with chrome mixer tap and separate shower over with screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Tiled floor.

OUTSIDE

FRONT GARDEN

Stone wall with gate and steps to front door. Gravelled with hedge to and gated access to side garden.

SIDE GARDEN

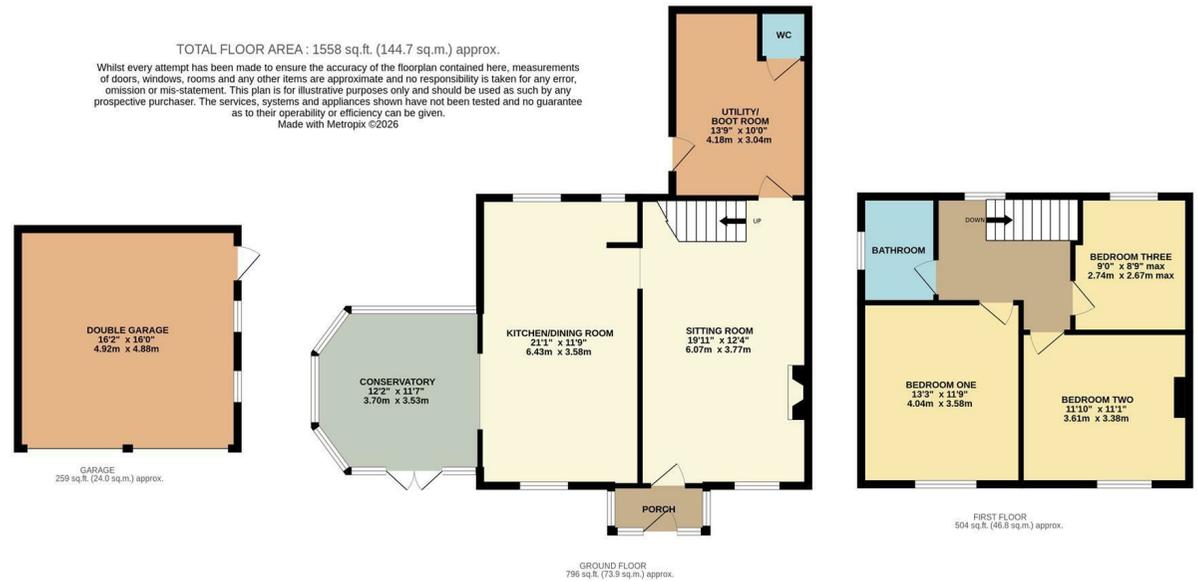
Bounded by hedgerow. Laid to lawn with central gravelled path and raised beds. Greenhouse. Garden store. There is scope for further extension - subject to planning permission,

REAR GARDEN

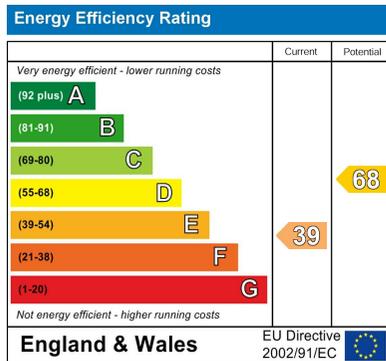
Enclosed area of garden with replacement oil tank and external oil fired boiler.

DIRECTIONS

Take the A420 from Chippenham and after c.2 miles turn right onto the B4039 to Yatton Keynell. Proceed through Yatton Keynell and Upper Castle Combe. You will then enter the Gibb. Proceed into the village, continuing straight on at the crossroads and the property will be the last property on the right hand side. The double garage and parking is directly opposite on the left hand side of the main road.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

