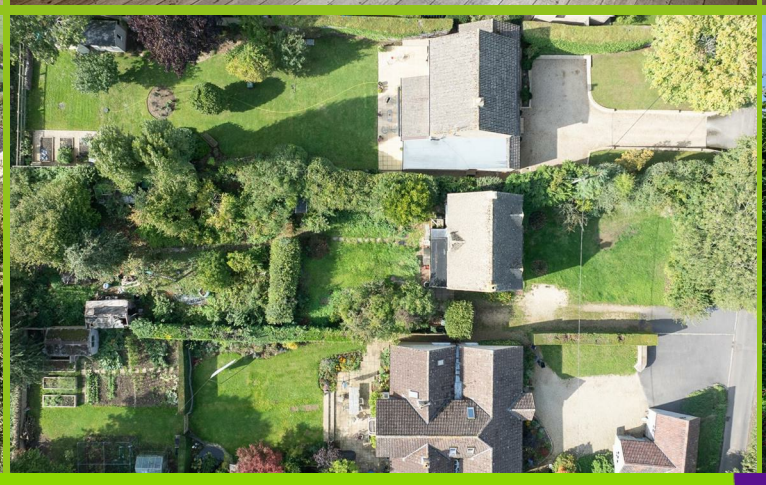
The Gables Nettleton Shrub
Nettleton

GOODMAN WARREN BECK



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The Gables Nettleton Shrub, Nettleton, SN14 7NN

GOODMAN WARREN BECK

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NO ONWARD CHAIN. A fabulous opportunity to purchase a three bedroom detached house on a generous c.1/3 of an acre plot of in this most sought after rural area. The property requires modernisation and offers scope for further improvement and extension (subject to the necessary consents). The property is well set back from the lane with a generous frontage providing lawned gardens and off road parking. To the rear is a large garden with lawn area, vegetable garden and a range mature shrubs, trees and fruit trees. The accommodation itself currently offer a sitting room with feature fireplace, separate dining room with stove, kitchen with a useful larder, rear lobby with store room and WC, three bedrooms, bathroom and separate WC. FOR SALE BY INFORMAL TENDER.

Price Guide £400,000

Situation
The property is situated in a rural location c.3 miles from Castle Combe, one of the most photographed villages in England with its historic street scene and ancient Market Place. The village has regularly featured as the set for many historical drama films and TV series and boasts the Manor House Hotel, picturesque golf course and two delightful village pubs. Acton Turville is c.2.5 miles away with primary school, public house and post office. Another nearby village is Yatton Keynell c.4 miles with a primary school, public house, general stores and Doctors surgery. The world heritage city of Bath is c.12 miles, Chipping Sodbury c.13 miles and the market town of Chippenham is c.9 Miles, both with mainline rail stations. M4 J.17 and J18 are both easily accessible.

Accommodation Comprising:

Entrance Porch
Double glazed door to:

Reception Hall
Stairs to first floor with recess under. Parquet flooring. Doors to:

Sitting Room
Window to front. Feature fireplace with tiled surround hearth. Parquet flooring.

Dining Room
Window to front. Parquet flooring (requiring repair in part). Wood burning stove.

Kitchen
Double glazed window to rear. Larder cupboard. Drawer and cupboard base units with matching wall mounted cupboard. Worksurface with tiled splashback. Single bowl single drainer stainless steel sink unit. Multi-glazed stable door to:

Rear Lobby
Windows to side and rear. Multi-glazed door to side. Door to:

Large Store

WC
High level WC.

First Floor Landing
Window to rear. Access to roof space. Solid wood flooring. Doors to:

Bedroom One
Window to front and side. Solid wood flooring. Deep double cupboard.

Bedroom Two
Window to front and side. Solid wood flooring.

Bedroom Three
Window to side. Solid wood flooring.

Bathroom
Window to side. Panelled bath with mixer tap. Wall hung wash basin. Tiling to principal areas. Hot water tank.

Separate WC
Window to rear. Close coupled WC.

Outside

Front Garden
Generous frontage with driveway providing off road parking leading lawned garden, mature trees and shrubs and further parking.

Rear Garden
Large rear garden with array of mature shrubs, hedging, trees and fruit trees. An area of lawn with vegetable garden beyond with greenhouse.

Directions
Take the A420 from Chippenham for c.2 miles and turn right onto the B4039. Proceed through Yatton Keynell, Upper Castle Combe along The Gibb. Turn left just after The Salutation Inn, signposted to Nettleton. Follow along this road and take the second turning on the right signposted to West Kington and Nettleton. Follow along this road and the property will be found on the left hand side before the turning into Wood Lane.
https://what3words.com/daisy.scoping.lowest

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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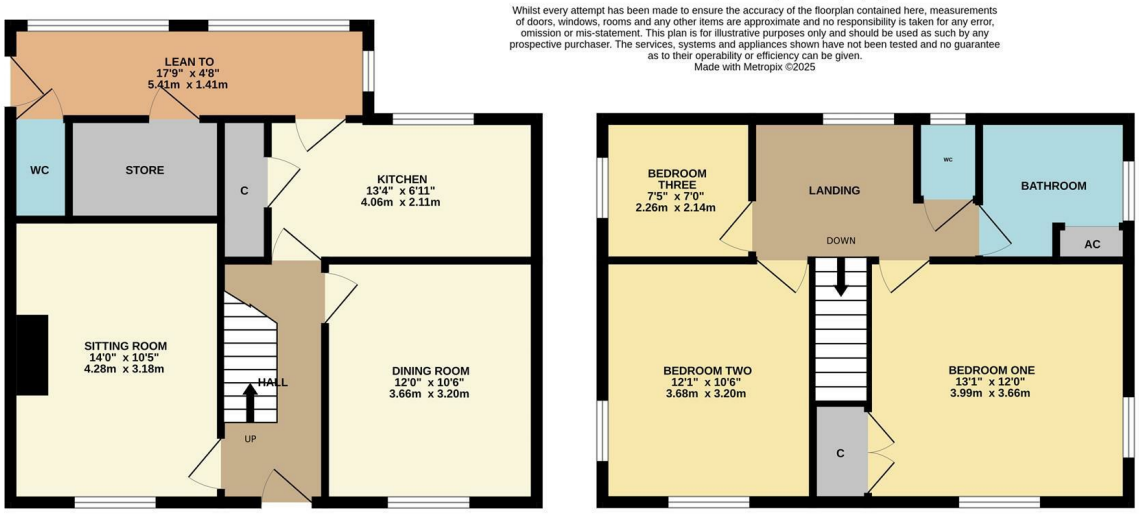
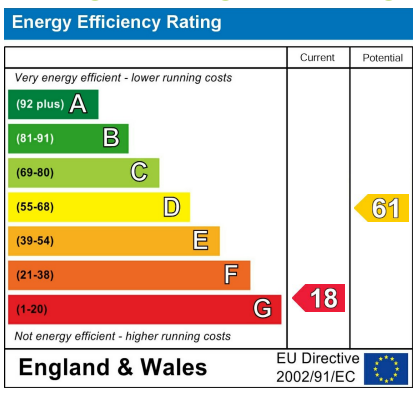


GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

FIRST FLOOR
496 sq.ft. (46.1 sq.m.) approx.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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