



4, Fosco Cottages, Grittleton, Chippenham, Wiltshire, SN14 6AG

Semi-detached period cottage  
Planning permission to extend  
Large mature garden  
2 double bedrooms  
Spacious triple aspect reception room  
Versatile outbuildings  
Private parking  
Rural position on the edge of Grittleton  
Corner plot of 0.21 acres



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**Offers in excess of £525,000**

Approximately 1,386 sq.ft including outbuildings



‘With views over the adjoining farmland, this pretty semi-detached period cottage occupies a generous 0.21 acre corner plot, and has planning permission for an extension’

### The Property

Nestled within the Cotswold Area of Outstanding Natural Beauty, this charming semi-detached period cottage enjoys a rural outlook across farmland located on the edge of Grittleton village. Occupying a generous corner plot, the property presents excellent scope for enlargement, with planning permission already granted for an extension.

Constructed in natural stone as part of the historic Neeld Estate, the cottage exudes character with distinctive architectural touches including hood mould windows and ornately carved bargeboards. Inside, the property benefits from an abundance of natural light and excellent ceiling heights.

Arranged over two floors, the current layout spans approximately 1,028 sq.ft., complemented by an additional 358 sq.ft. of adjoining versatile outbuildings. The ground floor features an entrance hall, a spacious triple-aspect reception room thoughtfully zoned into a comfortable

sitting area with a cosy multi-fuel stove and a dedicated dining space. A fitted kitchen at the rear provides access to the outbuildings, which currently include a WC, a utility room, a large store, and a former pigsty. Upstairs, there are two double bedrooms, each with fitted wardrobes, and a bathroom that has been updated to a modern shower room.

Planning permission (ref: PL/2025/02965) was granted in May 2025 to remove the existing outbuildings and construct a sympathetic extension. This planned expansion will enlarge the kitchen, create a ground floor third bedroom suite, and allow for other desirable internal alterations, offering the new owners to put their stamp on the property.

The wonderful gardens are beautifully maintained and thoughtfully landscaped into various distinct areas, screened by mature hedging. The gardens feature curved lawns, well-stocked perennial beds, and patio spaces. A private gravelled driveway provides convenient private parking for several vehicles.

### Situation

The property is rurally located at Foscoate near Grittleton, enjoying lovely views over fields and positioned within 1/4 mile of the popular village of Grittleton. Grittleton is a highly sought-after and delightfully unspoilt North Wiltshire village with excellent community amenities, including The Neeld Arms public house, a Church, and active tennis and cricket clubs. The neighbouring village of Yatton Keynell offers further conveniences with a post office/store, a doctor's surgery, and a primary school. A more comprehensive range of facilities can be found in the nearby market towns of Chippenham and Malmesbury. The cultural cities of Bath and Bristol are approximately 20 minutes by car, whilst for those needing to travel further afield, there are frequent inter-city train services from Chippenham. Both M4 Junctions 17 and 18 are about 10 minutes' drive away, providing convenient access to Bristol, London, the South, and the Midlands.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water, and electricity. The property is located within a conservation area and the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. For detailed information on mobile phone coverage and broadband availability, please refer to the Ofcom mobile and broadband checker website. Wiltshire Council Tax Band E.

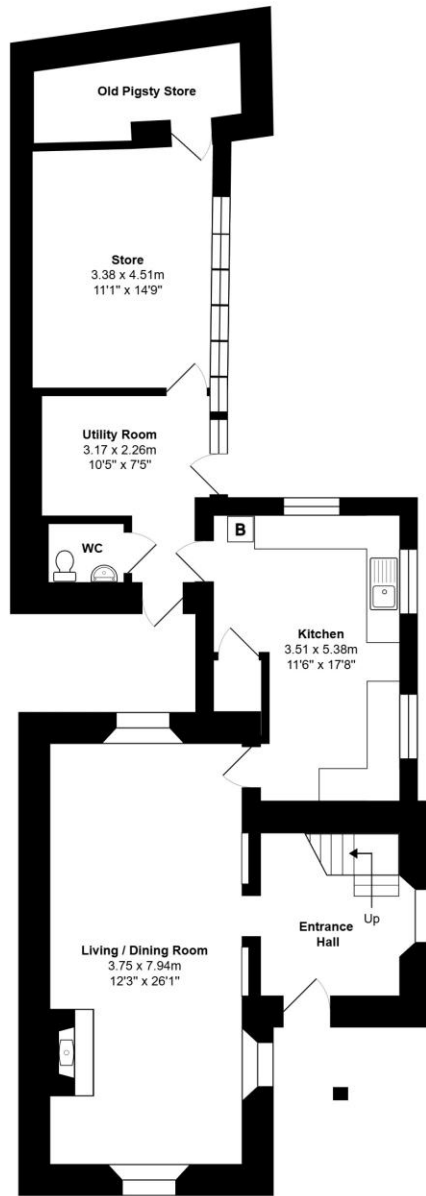
### Directions

Enter Grittleton from the East along The Street and continue passed the Church to take the left hand turn at the crossroads by Grittleton House. Continue along the lane, pass the Foscoate sign then take the next right at the crossroads. The driveway to the cottage is located as the first on the left.

Postcode SN14 6AG

What3words: ///ozone.purified.shuffle





**Ground Floor**

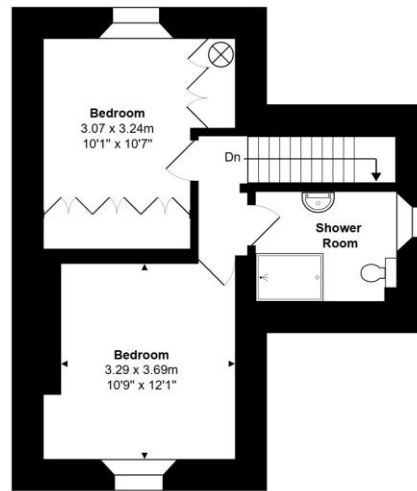


Main House Area: 95.5 m.sq. ... 1028 sq.ft.

Total Area: 128.8 m<sup>2</sup> ... 1386 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 75        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 52                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |



**First Floor**



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