



JAMES PYLE^{CO}

Church Cottage, The Street, Grittleton, Wiltshire, SN14 6AP

Detached period cottage
Elegant character throughout
Charming setting by the church
3 bedrooms
2 reception rooms and conservatory
Fitted country style kitchen
Wraparound gardens
Private off-street parking
No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price £795,000

Approximately 1,770 sq.ft excluding outbuilding

‘Occupying a charming position beside the village church, this beautiful detached period cottage offers elegant, characterful accommodation’



The Property

Church Cottage is a very pretty detached period cottage situated in a lovely setting in the heart of Grittleton beside the 12th Century church and a just short walk from the village pub. The cottage exudes period character throughout dating back to the mid 1800s, although notably it is not listed, constructed of natural stone with a traditional gabled dormer frontage. The accommodation has been sympathetically extended over the years and is surprisingly spacious extending to over 1,770 sq.ft.

The ground floor comprises two front reception rooms both with charming fireplaces. The living room of which is particularly spacious and adjoins a large heated conservatory at the rear. The layout flows to the kitchen/breakfast room which has been tastefully fitted with a country

style kitchen around a large central island. Patio doors lead out to the side garden and there is a laundry room. On the first floor, there are three bedrooms all with built-in storage. The cottage boasts both a shower room and a full family bathroom suite, plus a downstairs WC.

The cottage sits comfortably within its plot with the gardens wrapping to the front, side and rear. The front garden features attractive shaped box hedging landscaping while at the rear there is a seating terrace. Within the garden there is a store room with power connected. A private driveway provides parking for several cars.

Situation

Grittleton is a highly sought after and delightfully unspoilt North Wiltshire village with excellent community and amenities

including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store, doctors surgery and primary school. A more comprehensive range of facilities are found in the nearby towns of Chippenham and Malmesbury. 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 both the M4 Junctions 17 and 18 are about 10 minutes' drive away providing 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. Superfast broadband is

available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

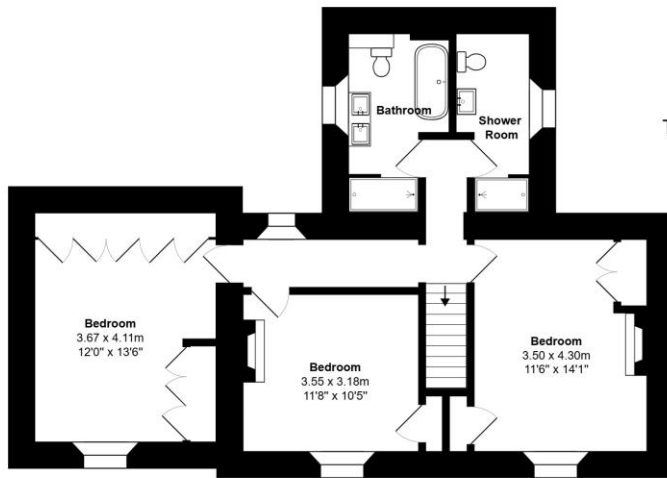
Directions

The cottage is located in the centre of the village to the left of the church. Pass the Neeld Arms on the right hand side and continue to find the cottage on the right after the church.

Postcode SN14 6AP

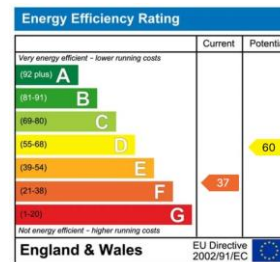
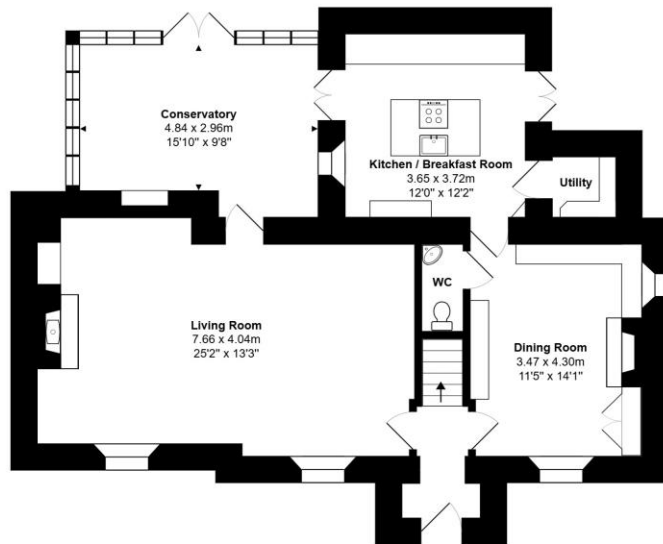
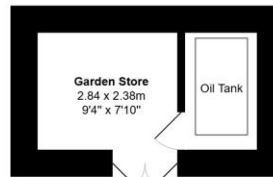
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Total Area: 165.0 m² ... 1776 ft² (excluding outbuilding)

All measurements are approximate and for display purposes only



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