



📍 15 Whitegates, Castle Combe, Wiltshire, SN14 7HQ

🏠 £325,000

An extended and very well presented, three bedroom, two reception room, two bathroom, mid terrace house with good sized garden, which is situated in the sought after village of Castle Combe.

- Extended, Mid Terrace House
- Three bedrooms
- Fabulous Sitting Room With Atrium Roof & Bi-Fold Doors
- Dining Room/Second Reception Room
- Kitchen/Breakfast Room With Modern Units
- Bathroom & Shower Room
- UPVC Double Glazing & Oil Fired Central Heating
- Well Presented Throughout
- Level, Well Enclosed Garden
- Sought After Village

🏡 Freehold

🏠 EPC Rating D



An extended and very well presented, mid terrace house with good sized garden, which is situated in the sought after village of Castle Combe.

The property offers flexible accommodation over two floors comprising; entrance hall, fabulous sitting room addition with glass atrium and bi-fold doors opening onto the rear garden, dining room/second reception room, kitchen/breakfast room with modern units, utility room, ground floor shower room, three good sized bedrooms and a bathroom with white suite.

Externally there is a small, easily maintainable garden to the front with a path leading to the front door. To the rear there is a good sized, level garden with paved patio seating area, gravelled area, flower and shrub beds, small trees and ornamental bushes. The garden is well enclosed and enjoys a good deal of privacy.

Situation

The property is situated on the edge of delightful Wiltshire village of Castle Combe. The village itself benefits from two Public Houses, restaurants, a magnificent golf course and the prestigious Manor House Hotel. Castle Combe is situated approximately 15 miles from Bath, 14 miles from Swindon, 7 miles from Chippenham, 18 miles from Cirencester and approximately 27 miles from Bristol. The village has an active community with excellent local amenities and social facilities. Nearby Chippenham provides a comprehensive range of facilities to meet day to day domestic needs. Bath City Centre also has renowned shopping facilities and all round the City are excellent leisure and recreational opportunities. The village makes an excellent base for commuting to Bath, Bristol, Swindon and the new business centres around Chippenham and Trowbridge. The M4 motorway easily accessible via either Junction 17 or 18. There is also a regular fast train service to London Paddington from Chippenham taking about 70 minutes or alternatively from Bath Spa taking approximately 90 minutes.

Property Information

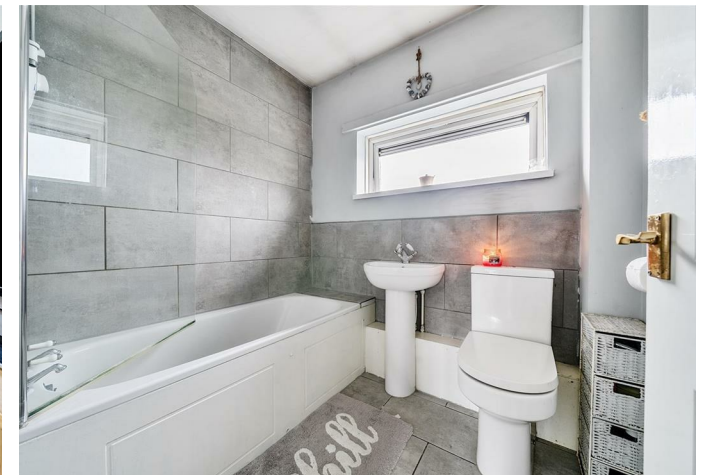
Council Tax Band: B

Freehold

Mains Electricity, Water And Drainage

Oil Fired Central Heating

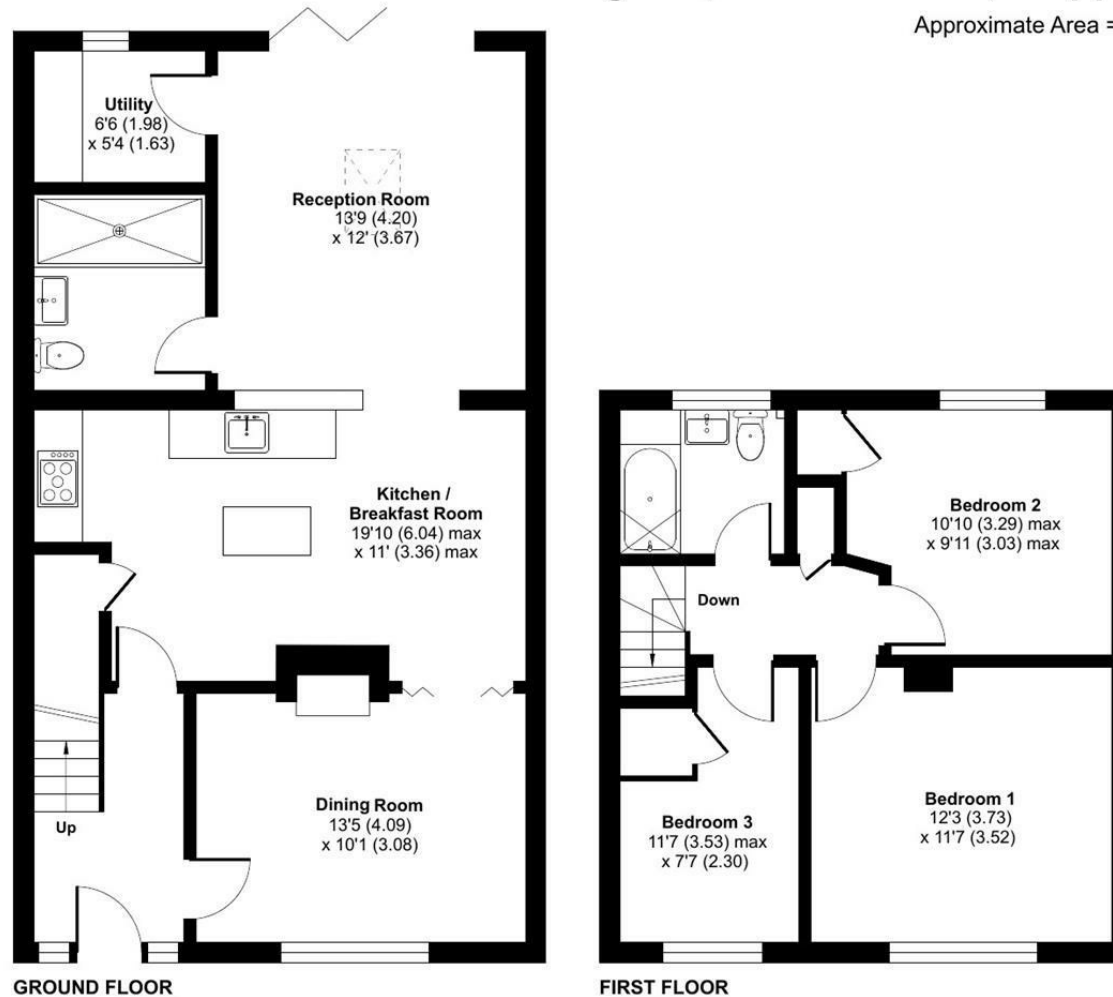
EPC Rating: D



Whitegates, Castle Combe, Chippenham, SN14

Approximate Area = 1158 sq ft / 107.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1209817

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.