



The Saddler's, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP

Semi-detached period cottage
 Generous character accommodation
 4/5 bedrooms
 3 reception rooms and office
 Large 0.54 acre plot
 Wonderful garden backing onto fields
 Centre of the village location
 Double garage and private parking
 Requires updating
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Offers Over £600,000

Approximately 2,316 sq.ft excluding garaging

**‘An elegant semi-detached period cottage
 with a large garden backing onto fields’**

The Property

Situated in the very heart of the popular village of Grittleton known for its strong sense of community and excellent village pub, The Saddler's is a charming semi-detached period cottage with an exceptional large garden. Originally built as three cottages in the early 19th Century as part of the Neeld Estate, the property is Grade II listed boasting magnificent features such as ornate barge boarded gables, iron lattice windows and exposed timber beams. The elegant accommodation requires refurbishment and updating offering the new owners a great opportunity to put their mark on it.

Formerly known as Rose Cottage, the property spans over 2,300 sq.ft. across two floors with the addition of a large, beamed attic which is accessed by stairs and therefore could be converted into further accommodation, subject to planning. The property offers generous ground floor space primarily

comprising three reception rooms, a kitchen/breakfast room, and an office. Upstairs, there are four good-sized bedrooms, two bathrooms, and an occasional fifth bedroom/study.

The plot extends to around 0.54 acres and has a lovely position backing onto fields. A driveway to the side of The Saddler's accesses the private parking at the rear in front of a double garage. The gardens are an excellent feature reaching some 200ft to the rear comprising lawns, well-established trees and shrubs.

Situation

Grittleton is a popular and peaceful North Wiltshire village with an excellent community and amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring villages of Hullavington and of Yatton Keynell offer a post office/stores, doctors surgery and primary



schools. 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. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Local authority Wiltshire Council Tax Band F.

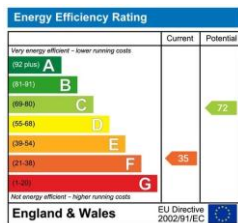
Directions

From the Grittleton House crossroad, head east towards Hullavington to pass the Church and the Neeld Arms. Locate the property on the left hand side.

Postcode SN14 6AP

What3words: ///suspends.bloom.glue

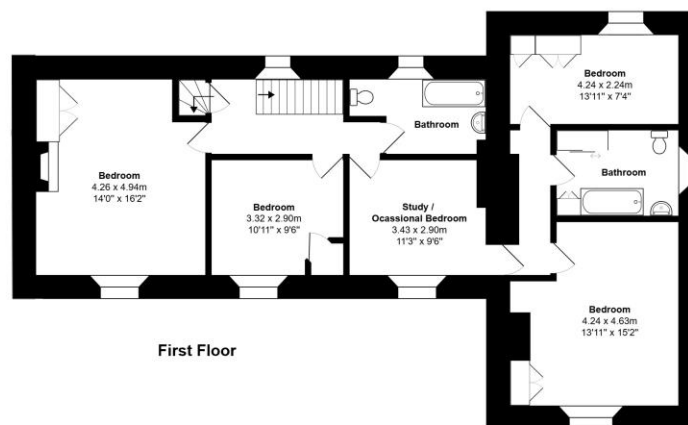




The Saddler's Area: 215.1 m.sq. ... 2316 sq.ft.

Garage Area: 34.2. m.sq. ... 368 sq.ft.

All measurements are approximate and for display purposes only



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