



1 The Horseshoes, Sevington, Grittleton, Chippenham, Wiltshire, SN14 7LD

Enchanting semi-detached period cottage
Thoughtfully extended accommodation
Far-reaching countryside views
2 double bedrooms and attic room
2 reception rooms
Kitchen/breakfast room
Generous front and rear gardens
Private parking



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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: 10927906

Guide Price: £695,000

Approximately 1,575 sq.ft excluding utility/boiler room

‘Steeped in charm and history, this characterful cottage has been thoughtfully extended and boasts southerly views over its generous garden and the countryside beyond’

The Property

1 The Horseshoes is a very attractive semi-detached period cottage situated within the rural hamlet of Sevington with outstanding panoramic countryside views to the rear. The cottage is Grade II listed dating back to the 17th Century and steeped in charming character. The current owners have undertaken a superb refurbishment incorporating a thoughtful extension at the rear. This beautifully presented home is deceptively spacious offer around 1,575 sq.ft. of accommodation across three floors.

The ground floor configuration includes a kitchen/breakfast room which connects to the newly added dining/sitting room designed with a vaulted gabled glazed elevation taking full advantage of the views and sunny orientation. There is a convenient downstairs loo. A separate traditional style living room is positioned at the front complete with a wood-burning stove within the fireplace. Upstairs,

there are two good-sized double bedrooms and a family bathroom fitted with a shower over a roll-top bath. Stairs ascend to a second floor attic room which is an excellent additional area to utilise as an office or third bedroom. The attic room has heating and extensive fitted wardrobes.

The cottage sits within a generous plot. At the front there is driveway providing private parking and lawns bound by Cotswold stone walling and lavender borders. The south-facing rear garden reaches some 110ft adjoining farmland for a lovely tranquil aspect. The garden is laid mostly to lawn with a patio terrace adjoining the rear of the house and a further seating area beside a charming stone outbuilding.

Situation

Sevington is a pretty hamlet situated between Grittleton and Yatton Keynell. The popular village of Grittleton has amenities including



The Neeld Arms public house, church, tennis and cricket clubs. Yatton Keynell is an excellent and sought-after village located on the edge of the Cotswolds within a conservation area. The village has a range of amenities including a post office & village shop, doctor's surgery, two churches, village hall, The Bell Inn public house and a primary school. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and golf club. The market town of Chippenham is only 4 miles away for a further range of facilities, and both Bath and Bristol are within a 30 minutes' drive. There are frequent inter-city train services at Chippenham and the M4 (Junction 17) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

The property is Freehold with a flying-freehold, and with oil-fired central heating, private drainage, mains water and electricity.

The property is located within a conservation area. Please see the Ofcom mobile and broadband checker website for broadband and mobile coverage information. Wiltshire Council Tax Band E.

Directions

From Grittleton crossroads by Grittleton House, head south towards Yatton Keynell. Pass over the bridge and take the left hand turn at the crossroads to Sevington. Proceed into Sevington and locate the property as the second cottage on the right hand side.

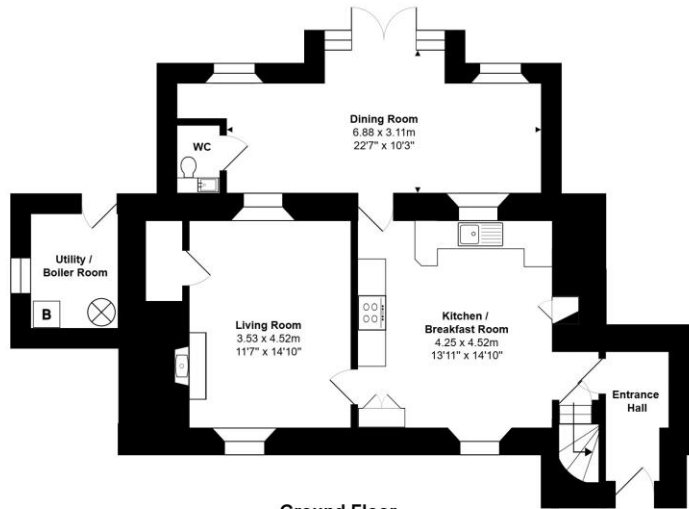
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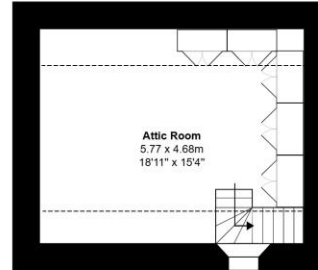


Total Area: 146.3 m² ... 1575 ft² (excluding utility / boiler room)

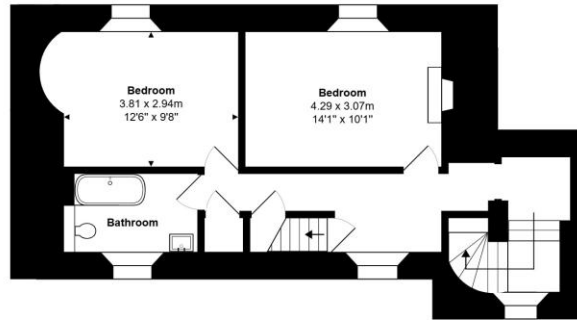
All measurements are approximate and for display purposes only



Ground Floor



Second Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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