



Middle Cottage, Sevington, Grittleton, Chippenham, Wiltshire, SN14 7LD

Character stone terraced cottage
 Grade II Listed with charming features
 2 good-sized bedrooms
 Living room with bay window and fireplace
 Conservatory/dining room with underfloor heating
 Kitchen and utility room
 Pretty front and rear gardens
 Backing onto fields
 No chain



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £450,000

Approximately 1,087 sq.ft

‘Backing onto fields, a characterful Listed period cottage with very attractive features including pretty front and rear gardens’



The Property

Middle Cottage is a very pretty character cottage situated within the rural hamlet of Sevington, with excellent connections to the M4 corridor, Chippenham train station and Bath city. Believed to date back to 1850 and constructed by J.Thomson for the Neeld Estate, the cottage is Grade II listed with lovely features including a unique triangular bay window.

The ground floor configuration includes a spacious front reception room boasting a cosy wood-burning stove and the charming bay window overlooking the front garden. A modern fitted kitchen/breakfast room connects to a rear Amdega conservatory which is ideal to be used as a dining room all year around with underfloor heating. There is a useful utility room complete with a WC. On the first floor, there are two good-sized bedrooms. The main bedroom has built-in storage over the stairs. The bathroom has been updated as

a shower room. The whole offers around 1,087 sq.ft. of accommodation. There are two spacious attics which are boarded and could offer potential for conversion, subject to the necessary planning.

The cottage is set amongst delightful gardens. The good-sized front garden offers a particularly pretty frontage, enclosed by Cotswold stone walling with traditional cottage flower beds and a lavender framed path. The rear garden backs onto fields for a rural outlook and is laid to lawn with a secluded walled seating terrace enjoying the view. There is on street parking easily available outside on the quiet lane.

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 oil-fired central heating, private septic tank drainage shared with two neighbouring properties, 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 D.

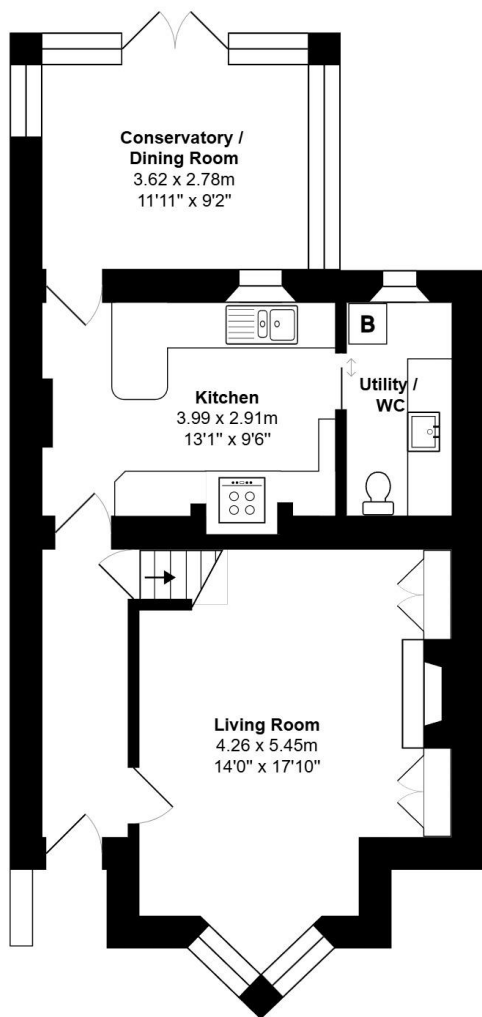
Directions

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 on the left hand side before the old Victorian school.

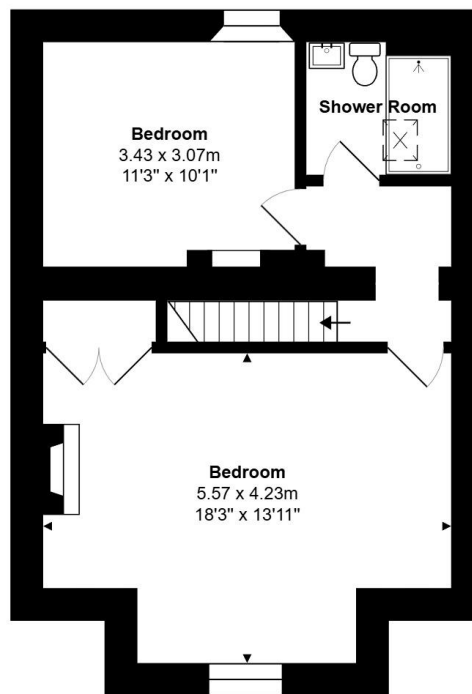
Postcode SN14 7LD

What3words: ///steady.breached.fixed





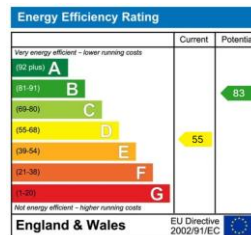
Ground Floor



First Floor

Total Area: 100.9 m² ... 1087 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577