

Greenacre, Biddestone, Wiltshire, SN14 7DE

Detached individual bungalow
Fantastic 0.33 acre plot backing onto fields
3 bedrooms, 2 bathrooms
Open plan living
Double garage and further large
garage/workshop
Discreet position close to the village centre
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £850,000

Approximately 1,753 sq.ft excluding garages

‘Tucked away in a private 0.33 acre plot backing onto fields, an individual detached bungalow with extensive garaging’



The Property

Backing onto paddocks with a lovely outlook, Greenacre occupies an excellent and convenient position within the highly sought-after village of Biddestone tucked away up a discreet drive serving only a handful of properties. The property, which is an individually designed detached bungalow, offers spacious accommodation of around 1,750 sq.ft. which has been updated in recent years.

Centred around a spacious entrance hall, the accommodation is arranged with the principal living area at the rear taking full advantage of the views. This includes an open plan living/dining room and a heated conservatory. The kitchen is fitted with a range of units and finished with integrated appliances. Adjoining the kitchen there is a large utility room with side access. There are three bedrooms, all with built-in storage, along with a family bathroom and a luxurious en-suite to the main bedroom.

The property stands within a generous 0.33 acre level plot with a circular ‘in and out’ gated driveway and ample private parking. Adjoining the bungalow is a double garage whilst to the rear is a unique and large garage workshop built specifically to house a motorhome with 10’9 height (to the rafters). With power connected, this offers excellent opportunities for conversion and a range of other uses. The garden wraps around the property and is laid predominately to lawn.

Situation

The charming and peaceful village of Biddestone is one of the most popular South Cotswolds villages. Set within an Area of Outstanding Natural Beauty, the unspoilt village is made up with attractive Cotswold Stone houses and cottages centred around the broad village green which has a quintessential duck pond. Village amenities include the White Horse pub, a church and active village hall. There are various sport clubs within the village

including tennis, football and cricket. The nearby towns of Corsham, Chippenham and Bath provide very good local shopping and schooling. Both Bristol and Malmesbury are also close by. The village is very well located for communications; it is only about 5 miles from Junction 17 of the M4 motorway providing access to London, Reading, Bristol and the M5 to the south-west and Gloucester. There is a regular high-speed train service to London Paddington from Chippenham station and further lines to the centre of Bath in just 12 mins and to Bristol Temple Meads in approximately 25 mins.

Additional Information

The property is Freehold with mains gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website,

please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band TBC.

Directions

From the A420 crossroads, head south towards Biddestone. Enter the village and continue towards the village green. Before the bend to the green, take the right hand turn signed to Greenacre. Bear right and locate the property at the end of the drive.

Postcode SN14 7DF

What3words: ///reputable.boxing.release



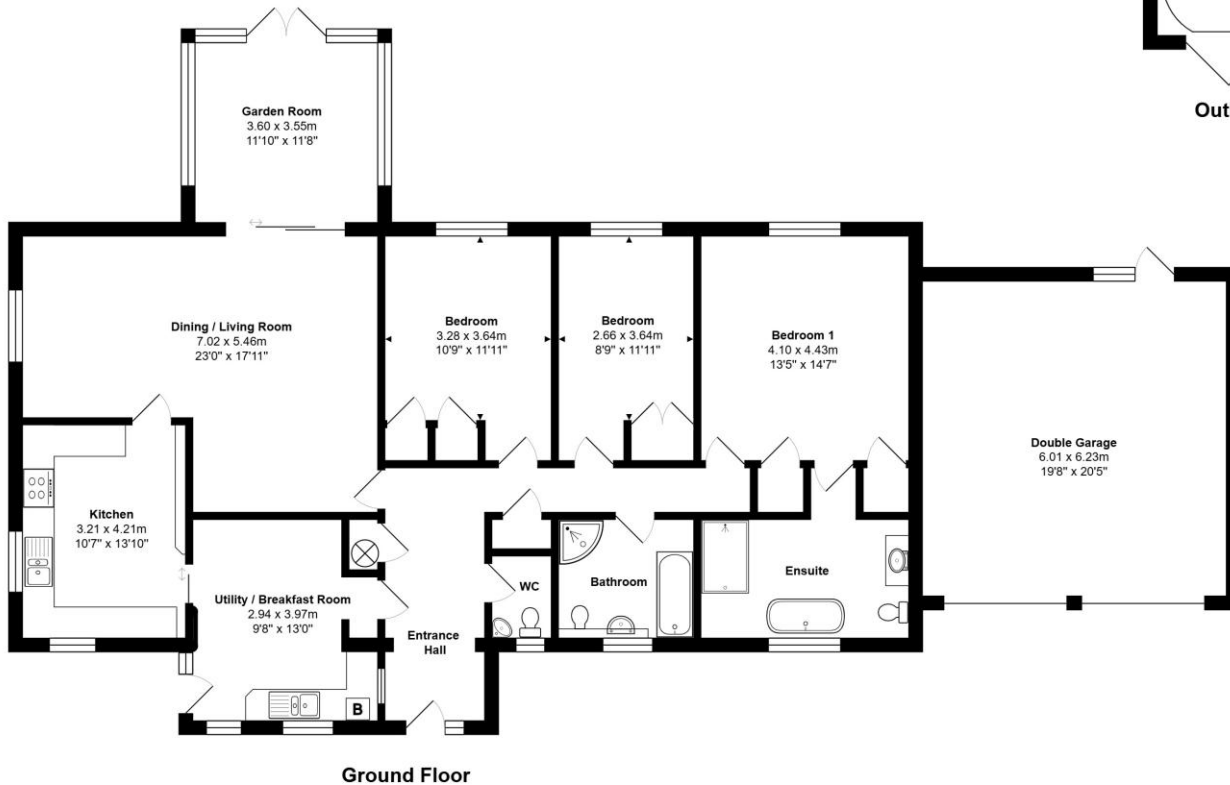
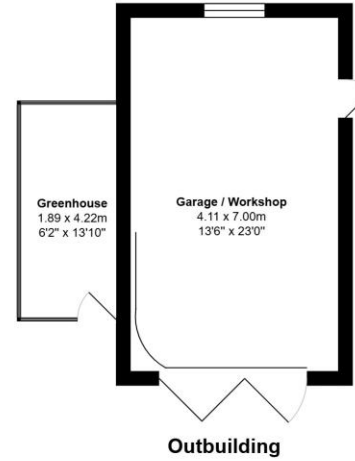
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



House Area: 162.8 m.sq. ... 1753 sq.ft.

Total Area: 230.8 m² ... 2484 ft² (excluding greenhouse)

All measurements are approximate and for display purposes only



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