



1 Church Rise, Burton, Wiltshire, SN14 7FE



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £740,000

Approximately 1,792 sq.ft excluding carport

Detached family house
Mature 0.18 acre plot
4/5 bedrooms
2 reception rooms
Stylish kitchen/dining room
3 bathrooms
Double carport
Wraparound gardens with landscaped terraces
Village setting with amenities

‘Set within a mature village close of only 7 homes, this detached family house occupies a 0.18 acre plot coupled with a beautiful interior inside’



The Property

1 Church Rise is an excellent detached family home located in the heart of the village of Burton, within easy walking distance of the village's amenities. Built in 2010 by Hills Homes, Church Rise is a mature close comprising only 7 homes with number 1 constructed as the show home and benefitting from the largest plot. The property has been superbly maintained by the current owners as well as tastefully updated with a new kitchen and bathrooms. The well-proportioned accommodation spans over three floors extending to around 1,790 sq.ft.

The ground floor opens to a spacious entrance hall with built-in storage and a downstairs WC off. The 21ft living room is dual-aspect with double patio doors opening to the rear garden. There is a second reception room across the hall. The kitchen/dining room connects to a secluded patio terrace through bi-folding doors. The kitchen is fitted with a breakfast bar peninsula and integrated appliances. There is a separate utility room adjoining with rear access. On the

first floor, there are three double bedrooms which includes the principal bedroom suite equipped with ample fitted wardrobes and en-suite shower room. The family bathroom has both a bath and a large walk-in shower unit. A large landing offers space for a sitting area or study. The top floor offers two further bedrooms, one of which with an en-suite shower room.

The house sits within a mature 0.18 acre plot screened by evergreen laurel hedging and well-established trees. The gardens wraparound the house laid mostly to lawn with seating terraces thoughtfully positioned to follow the sun throughout the day. Private parking is provided by a double timber-framed carport which has power connected.

Situation

The village of Burton lies on the southern tip of the Cotswolds and is in an area designated as being of Outstanding Natural Beauty close to the quintessential village of Castle Combe. The village comprises a variety of old cottages,

farmhouses and larger country homes. The property is located within an easy short walk of the village amenities which include the popular public house/restaurant 'The Old House at Home', the well-stocked farm shop with café, a play area and the parish church. There is a bus service to local schools conveniently close to the property while this vibrant community hosts an array of clubs and a monthly village newsletter. The village is surrounded by beautiful Cotswold countryside with an abundance of walking routes to enjoy and explore. In the neighbouring village of Acton Turville (0.5 mile) there is a convenient shop and post office as well as the Fox and Hounds pub. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links to London. The property is well placed for access to major road links including the M4 (Junction 18) and the A46 both within just a 10-minute drive. The road networks provide excellent access to Bristol, Bath (both 25 minutes), London and the south-west.

Additional Information

The property is Freehold with oil-fired gas central heating, mains drainage, water and electricity. There are solar panels generating hot water. There are two tree preservation orders within the grounds. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

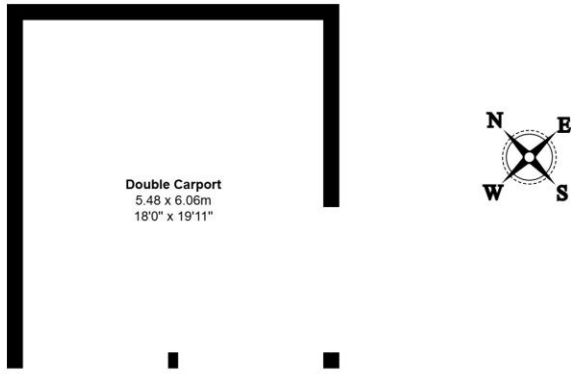
Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton. On entering the village, pass The Old House at Home pub and take the next right into Nettleton Road and bear left onto Nettleton Road. Take the next right onto Church Rise and the property is found on the left.

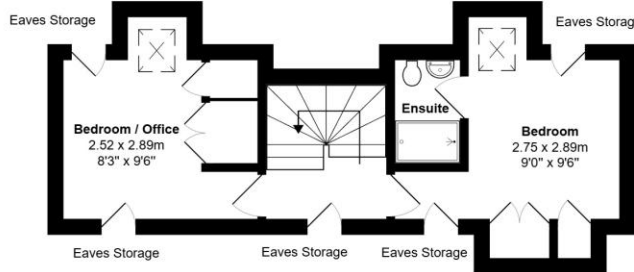
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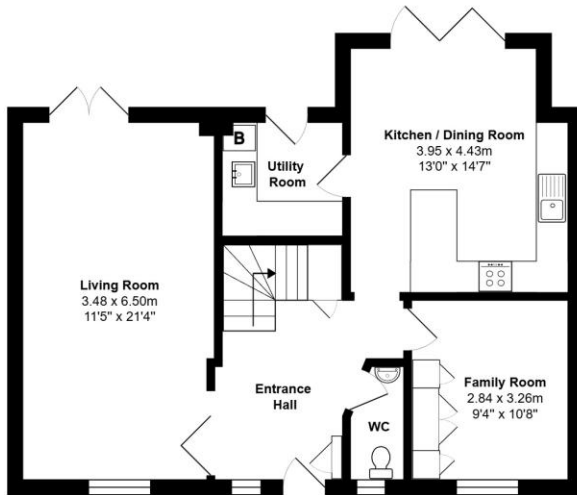
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive	EU
		2002/91/EC	



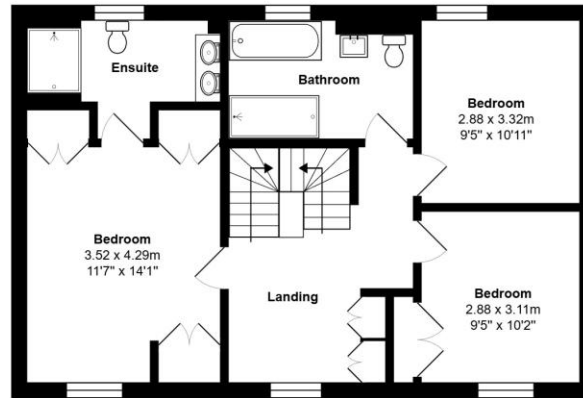
Not shown in actual position.



Second Floor



Ground Floor



First Floor

Total Area: 166.5 m² ... 1792 ft² (excluding double carport)

All measurements are approximate and for display purposes only



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