# Netherstreet, Chippenham

## Offers Over £800,000

Butfield Breach

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- OUTSTANDING RURAL VIEWS
- FOUR DOUBLE BEDROOMS
- LARGE SEPARATE ANNEX
- MULTI VEHICLE DRIVE
- FITTED DINING KITCHEN
- BATHROOM & EN-SUITE
- VERY LARGE REAR GARDEN
- LIVING ROOM & STUDY
- CENTRAL HEATING & DOUBLE GLAZED
- VILLAGE LOCATION

## 50, Netherstreet

A subsantial detached village home with a sizeable separate annex that offers rental income opportunities, home working or is perfect for multi-generational living. The home backs onto countryside and enjoys the backdrop of the Historic Roundway Hill. The garden is very impressive in size allowing for a multitude of uses. A deep front drive can accommodate numerous vehicles, including campers for example, and neighbouring homes have built garages. The main house gives you four double bedrooms complemented by a bathroom plus en-suite. The ground floor offers a dual aspect living room, fitted dining kitchen, study, utility, guest cloakroom and a hall. The annex has a living room, double bedroom, wet room and a dining kitchen. Together they offer around 1,974 sq ft (183 sqm) of flexible accommodation. The home is centrally heated and double glazed.

## LOCATION
Netherstreet Is a Hamlet placed adjacent to the village of Bromham and located between the County Towns of Devizes, Chippenham and Calne. The location makes it ideal for access to Marlborough to the east, Chippenham and Bath to the west and Royal Wootton Bassett to the north. The M4 is within striking distance for routes east to London and west to Bristol.
The area is steeped in history. In view is Roundway Hill (iron age fort) and a short drive away is Bowood House and Gardens (Discovery of Oxygen). In the vicinity there is Cherhill White Horse, Historic Avebury, the twenty nine Locks at Caen Hill and also Calne which is the home of Wiltshire Ham.

## THE MAIN HOUSE
Outlined in a little more detail as follows;

## THE ENTRANCE HALL
Stairs rise up to the first floor. Doors give access to the living room, kitchen dining room, study/office and to the guest cloakroom. There is room for display furniture.

## GUEST CLOAKROOM
Window with privacy glass. Water closet and a wash basin. Tile finish.

## DUAL ASPECT LIVING ROOM
**22'9 x 11'9 (6.93m x 3.58m)**
A window offers a view out to the front and French doors open out onto the rear garden and expand the living space in fine weather. There is the focal point of a fireplace. The room can happily accommodate a number of sofas and further items of large living room furniture. A door gives access to the annex. The room enjoys views out over the garden and Roundway Hill beyond.

## STUDY/OFFICE
**9'10 x 8'10 (3.00m x 2.69m)**
This room also enjoys a wonderful view down the garden and countryside beyond. A great location to study, work or hobby. There is built-in shelving, room for a desk and further furniture to complement.

## DUAL ASPECTKITCHEN DINING ROOM
**23'3 x 10'9 (7.09m x 3.28m)**
The room is aranged to offer a generous space for a dining table, chairs, dresser and further furnishing.. French doors again open out onto the rear garden and expand living in fine weather.
There is a selection of fitted wall and floor cabinets with work surfaces. Inset is a Smeg oven, electric hob and a stainless steel cooker hood over. Inset one and a half sink and drainer. Integrated is a fridge freezer and a dish washer. Tile floor and a window looks out over the front. Door to the utility.

## UTLITY ROOM
**11'4 x 9'6 (3.45m x 2.90m)**
A window looks out to the front and a stable door opens out to the rear. There is a Wall and floor cabinets. Sink and drainer. Plumbing for a washing machine. Tile floor.

## FIRST FLOOR LANDING
Doors give access to the bedrooms and to the bathroom. Loft access. Airing cupboard.

## BEDROOM ONE
**11'2 x 9'3 (3.40m x 2.82m)**
A window looks out to the front. There is room for a large double bed and extra furiture. Access to the en-suite.

## EN-SUITE
**8'1 x 5'6 (2.46m x 1.68m)**
The suite offers a shower cubicle, water closet and a wash basin. Towel rail and a skylight window.

## BEDROOM TWO
**10'9 x 10'7 (3.28m x 3.23m)**
A window views out to the rear. Built-inwardrobes. Room for a double bed and further furnishing.

## BEDROOM THREE
**11'9 x 10'2 (3.58m x 3.10m)**
A double galzed window looks out to the front. Space for a double bed and extra furniture.

## BEDROOM FOUR
**11'9 x 10'7 (3.58m x 3.23m)**
Built-in wardrobe. There is space for a double bed and further furnishing. A window looks out to the rear- taking in the fantastic rural panorama.

## BATHROOM
**8'10 x 6'9 (2.69m x 2.06m)**
The suite offers a water closet, wash basin and a panel enclosed bath. Window to the rear.

## THE ANNEX
Outlined as follows;

## ANNEX HALL
Doors give access to the kitchen dining room, bedroom and to the living room.

## KITCHEN DINING ROOM
**11'9 x 8'3 (3.58m x 2.51m)**
A window views out to the front. There is space for a dining table and chairs. There is a selection of fitted wall and floor cabinets with work surfaces. One and a half sink and drainer. Electric oven, hob and hood over.Space for a fridge freezer and a washing machine.

## ANNEX BEDROOM (BEDROOM FIVE)
**17'2 x 10'9 (5.23m x 3.28m)**
A window looks out to the side and there is access to the wet room. An alternative master bedroom. There is room for a large double bed and extra bedroom furniture.

## EN-SUITE WET ROOM
**6'7 x 6' (2.01m x 1.83m)**
Fully tiled. Water closet, wash basin and shower. towel rail radiator. Window with privacy glass.

## ANNEX LIVING ROOM
**14'7 x 12'6 (4.45m x 3.81m)**
A box bay window offers the most wonderful views out over the garden and Roundway Hill in the background. French doors open out to the garden to expand the living space. There is the focal point of a fireplace with electric fire. The room offers space for a number of sofas and further furniture. The room would also offer a further double bedroom opportunity.

## EXTERIOR

## DEEP FRONT DRIVE & GARDEN
A long and wide gravel drive leads to the home. There is parking for a multitude of vehicles. There is the possibilty of creating a garage like neighbouring homes- subject to the necessary permissions. There is a lawn garden area adjacent to the entrance of the home.

## REAR GARDEN
The garden is organised in areas of different character and uses as follows;

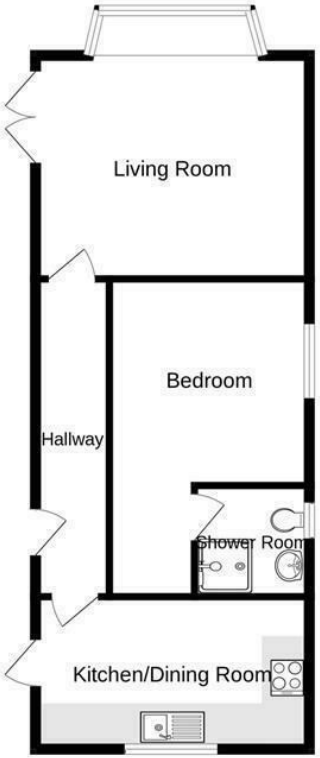
## PATIO AREA & ENCLOSED PET FRIENDLY AREA
Adjacent to the home is a shaped patio area with views down the garden and of Roundway Hill beyond. The area is perfect for outside dining and entertaining, From here you step onto the main garden area. Placed off the utility room is a fence enclosed area that is ideal as a dog or pet enclosure.

## RECREATION GARDEN
This area features a wide and flat lawn for recreation and relaxing. To one side is a pond and as always there is the backdrop of Roundway Hill. Bounded by hedge and fence. Ornamental planting gives areas of good privacy. Through an arbor you come to the cultivation garden area.

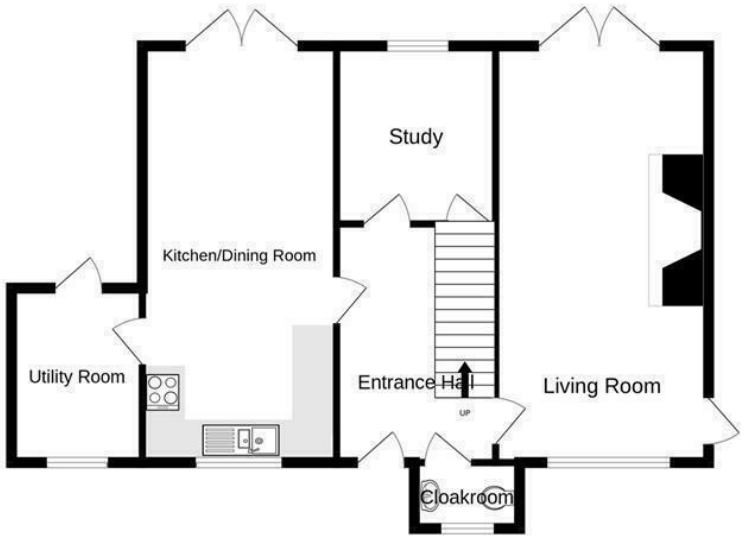
## CULTIVATION GARDEN
This section of garden gives you a selection of sheds to complement the needs of gardening and cultivation There is a green house, a large flat lawn and raised beds.

## NATURE GARDEN AREA
The end garden has been organised for rewilding and nature. Paths have been mowed and offer a pleasing meander.

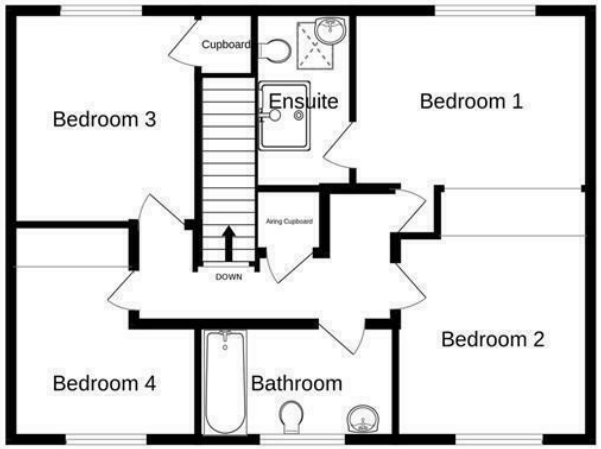
ANNEX
573 sq.ft. (53.3 sq.m.) approx.




GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.




1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.




TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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