

The Street, Broughton Gifford

Price Guide £675,000

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- VILLAGE LIVING
- FOUR BEDROOM FAMILY HOME
- PARKING FOR FOUR VEHICLES
- COUNTRYSIDE VIEWS
- LIVING ROOM WITH WOOD BURNER
- LARGE REAR GARDEN
- UTILITY/BOOT ROOM
- HOME GYM
- MOVE IN READY HOME







The Street, Broughton Gifford

On the doorstep of idyllic countryside and the bonus of multiple shopping/commuter facilities available close by. Beautifully refurbished throughout by the current owners, this exceptional four-bedroom single-storey family home occupies a desirable position in the sought-after village of Broughton Gifford. Finished to a high standard and featuring a stunning open-plan dining kitchen, spacious living room with wood-burning stove, generous utility/boot room and two stylish tiled bathrooms. Outside, the landscaped rear garden enjoys being extremely private with far-reaching views across open countryside. The home also benefits from an external home gym or office space. A newly installed air source heat pump enhances the home's EPC rating. There is a train station around 3.5 miles away giving access to Bath with routes then to Bristol and London.

Location
Broughton Gifford is a charming North Wiltshire village, surrounded by beautiful countryside yet conveniently located for Bradford on Avon, Melksham and Trowbridge. The village has a strong community spirit, with the well-regarded St Mary's Primary School, two traditional pubs and a picturesque common with a cricket pitch and roaming sheep, which hosts a spectacular annual fireworks display. With an abundance of countryside walks nearby, The Bell on the Common- a popular local favourite- and neighbouring Holt offering further attractions such as The Tollgate Inn and the Glove Factory's supper clubs and social events, the village offers an appealing blend of rural charm and community life. Everyday amenities are close at hand in Melksham, including a Waitrose, Sainsburys, Aldi, Lidl and an Asda. There is also a large Leekes department store. For the commuter there is the bonus of mainline train stations at Melksham and Trowbridge.

The Home
Extensively refurbished by the current owners, this impressive home occupies an elevated position within the village. The front of the property features a generous driveway providing off-road parking for up to four vehicles, complemented by attractive ornamental olive trees and contemporary external up-and-down lighting. A useful storage shed/workshop with power provides additional practicality, ideal for hobbies, DIY projects or extra storage.

The accommodation is outlined in further detail as follows:

Living Accomodation
Upon entering the home, you are welcomed by a wide and impressive entrance hall, creating a wonderful sense of space from the outset and benefiting from a large storage cupboard and loft hatch. Conveniently located just off of the hall is a guest shower room, fitted with a water closet and a sleek vanity wash basin.

The dual-aspect living room is a warm and inviting space, centred around a charming wood-burning stove beneath a wooden mantel. Bespoke cupboards on either side frame the fireplace beautifully, while two front-facing windows allow natural light to fill the room.

At the heart of the home lies the spacious dining kitchen, a wonderful setting for both everyday family life and entertaining, finished with a fantastic skylight, spotlighting and oak wood flooring and doors. Patio doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. With ample room for a large dining table, perfect for entertaining.

The country Shaker-style kitchen features solid wood worktops and quality Howdens cabinetry. A range of integrated appliances includes an induction hob, dishwasher and double eye-level ovens. A generous central island provides additional storage and preparation space, with room for bar stools. Adjoining the kitchen, the spacious utility and boot room provides another door into the rear garden and practical storage for coats, boots and outdoor essentials alongside washing appliances and a fridge/freezer. A useful addition for family life and countryside living.

Measurements as follows:

Entrance Hall
23'1 x 11'2 (7.04m x 3.40m)

Kitchen/Dining Room
24'6 x 16'11 (7.47m x 5.16m)

Utility/Boot Room
10'2 x 8'5 (3.10m x 2.57m)

Living Room
19'4 x 11'9 (5.89m x 3.58m)

Sleeping Accomodation
The spacious inner hallway leads to the main family bathroom and all four bedrooms, each benefiting from built-in wardrobes for convenient storage.

The principal bedroom is a welcoming retreat, enjoying views over the rear garden and offering ample space for a king-size bed and additional bedroom furniture, alongside plenty of storage. Bedrooms two and three are also well-proportioned doubles, while bedroom four makes an ideal single bedroom, home office or hobby room, offering excellent flexibility to suit a variety of needs.

The stylish, contemporary family bathroom is beautifully finished with elegant stone-effect tiling, a sleek floating vanity with a natural wood finish and a water closet. The bath is complemented by a glass shower screen and overhead shower.

Measurements as follows:

Bedroom Two
11'3 x 12'5 (3.43m x 3.78m)

Bedroom Three
11'8 x 8'8 (3.56m x 2.64m)

Bedroom Four
10'8 x 6'9 (3.25m x 2.06m)

Principal Bedroom
14'3 x 9'10 (4.34m x 3.00m)

Externals
Backing directly onto the surrounding countryside, the beautifully landscaped rear garden offers a peaceful and private outdoor retreat, with far-reaching rural views. A generous, level lawn sits at the heart of the garden, bordered by established hedging and mature trees, creating an attractive green backdrop throughout the seasons. Gravelled areas, edged with timber sleepers add character and provide space for additional seating or relaxation. The garden also benefits from access to the home gym, a versatile space that could lend itself to a variety of uses, including a studio, hobby room or home office. Gated access to the driveway.

Home Gym/ Office
13'6 x 7'10 (4.11m x 2.39m)

Shed/Workshop
11 x 12 (3.35m x 3.66m)
Located on the Front Driveway.

Property Information
Tenure: Freehold
Council Tax Band: F
Current EPC Rating: C
Services: Air Source Heat Pump. Mains Drainage. Double Glazing Throughout. Mains Electricity Supply.


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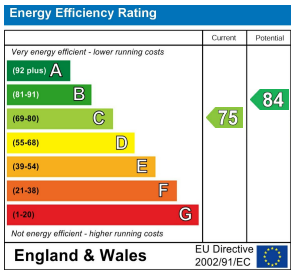


The Street, Broughton Gifford

Approx. 149.5 sq. metres (1609.6 sq. feet)



Total area: approx. 149.5 sq. metres (1609.6 sq. feet)



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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