

Sold



3 BEDROOM DETACHED | GREAT HINTON, BA14 | OFFERS OVER £600,000

DESCRIPTION

Originally constructed in 1800's with later additions to the rear, this pretty detached cottage is well positioned on a good size elevated plot. The well presented accommodation, which thoughtfully fuses period charm with contemporary styling, briefly comprises a reception hallway with cloakroom/utility that leads through to a large dual aspect dining room with feature fireplace. A door opens to a spacious sitting room that is also dual aspect with a warming wood burning stove providing a cosy focus point to the room. An impressive refitted kitchen with Aga is found to the rear with stable doors opening to the garden.

Upstairs the landing leads to three bedrooms, two of which are generous double rooms and a smartly appointed family bathroom. Externally the cottage is approached by a driveway which provides ample off-road parking for 5+ vehicles. This leads to a private garden with lawns wrapping around the cottage, large patio area with hot tub and a fabulous garden office, ideal for those wanting to work from home.

The property is well situated in the sought after village of Great Hinton. There is an active community here with the nearby villages of Keevil, Steeple Ashton and Bulkington offering a number of amenities to include a shop, post office, primary schools, church and public houses. For a more comprehensive range of amenities, Devizes is some 6 miles away. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities.

The nearby County town of Trowbridge is an expanding town with a wide range of employment opportunities, shopping and leisure facilities and schools, there is also a mainline railway station in the



town. The Heritage city of Bath is also close by and offers an even wider range of shopping facilities, arts and leisure facilities and access to the M4 motorway and another mainline railway station.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax: Band F

EPC Rating: E

Services: Oil fired central heating, mains water, electricity and drainage are all connected.

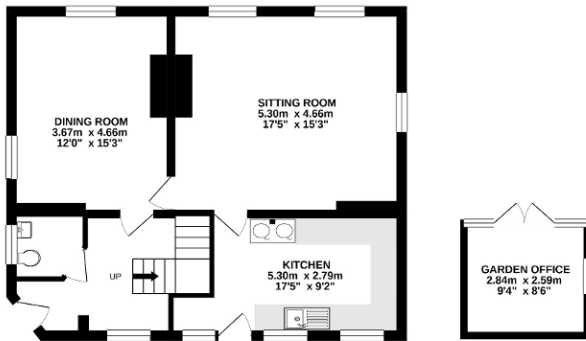
KEY FEATURES

- Period detached cottage
- Three bedrooms
- Impressive fitted kitchen with Aga
- Wrap around lawned gardens
- Comprehensively refurbished throughout
- Large elevated plot
- Two spacious dual aspect reception rooms
- Home office in garden
- Ample off road parking
- Highly regarded residential location

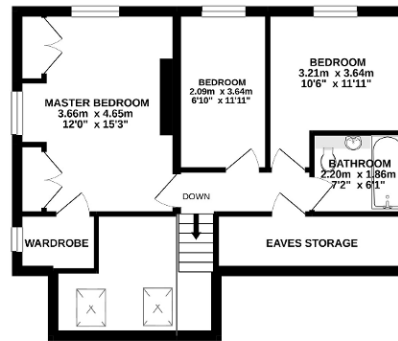




GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



1ST FLOOR
58.5 sq.m. (630 sq.ft.) approx.



TOTAL FLOOR AREA : 130.5 sq.m. (1405 sq.ft.) 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk