





## DESCRIPTION

Pretty period end of terrace cottage that has been recently renovated and thoughtfully fuses period charm with contemporary styling. The light and airy accommodation comprises a wonderful dual aspect, open plan living space on the ground floor, with a newly fitted kitchen and exposed beams. French doors open to the Southeasterly facing courtyard garden to the rear which provides a wonderful space for entertaining and al fresco dining. Upstairs the landing leads to three bedrooms, two of which are doubles and a refitted family bathroom. Offered with no onward chain.

Broughton Gifford is an attractive, friendly village situated in the rolling Wiltshire countryside near the historic market towns of Bradford on Avon and Melksham. The village has a thriving village School, a large common, beautiful countryside walks, a cricket and football pitch, bowling green, a village hall and a popular public house. The village of Holt just up the road offers a village store and café, and two National Trust properties. Bradford on Avon, Trowbridge and Melksham offer a wealth of shopping facilities and further afield is the World Heritage city of Bath and the port of Bristol. Motorway access to the M4 is via junctions 17 Chippenham and 18 Bath both approximately half an hours drive away. Chippenham offers a mainline railway station to London Paddington which is approximately one and a quarter hours away and Bristol within a half hour.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: E

Mains drainage, water and electricity

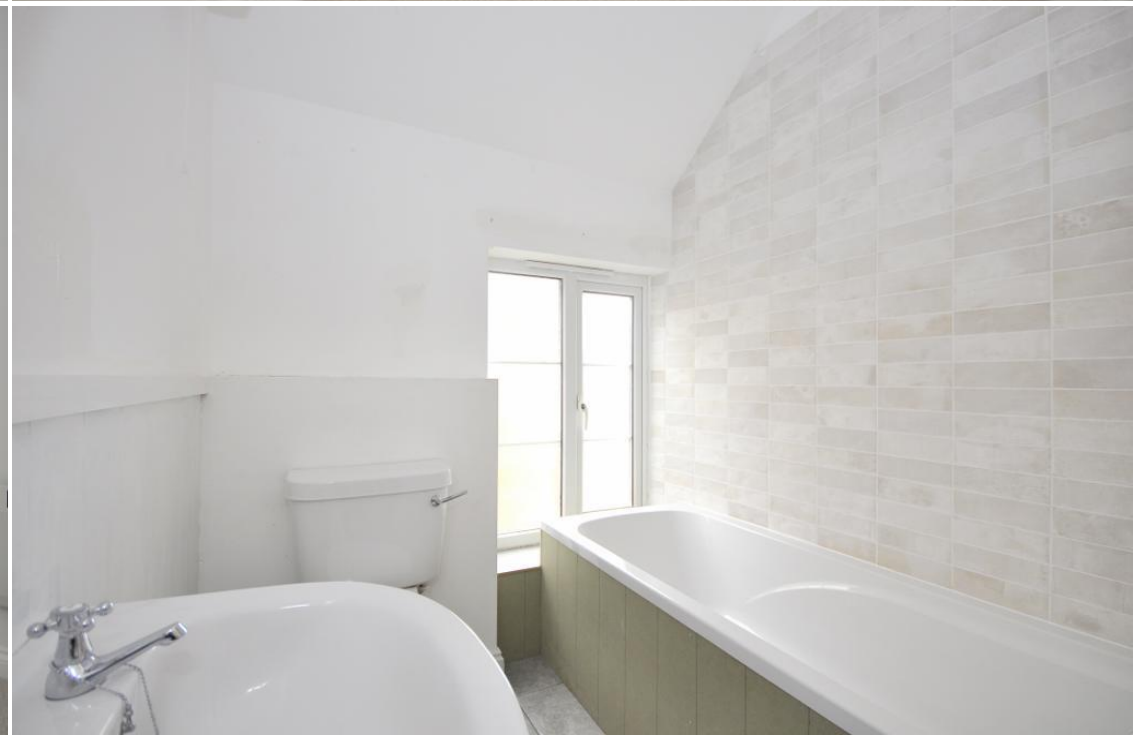




## KEY FEATURES

- Period end of terrace cottage
- Recently renovated
- Open plan living space
- Refitted family bathroom
- Off road parking for one car
- Central village location
- Three bedrooms
- Newly fitted kitchen
- Southeasterly facing courtyard garden
- No onward chain



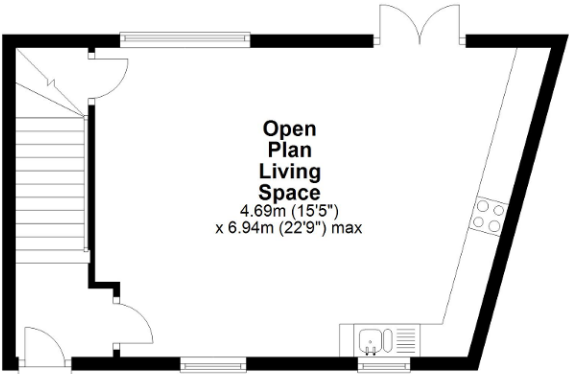


ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         | 92  A     |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 52  E   |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

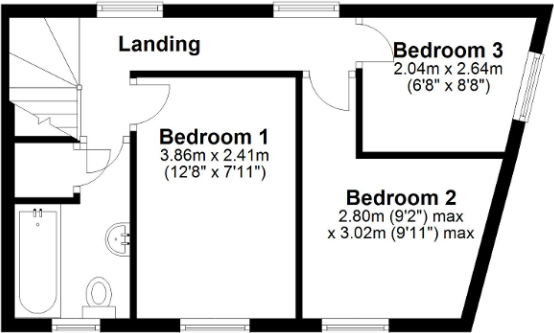
Ground Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.6 sq. feet)

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.

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