

**Sold**

**4 BEDROOM DETACHED | THE STREET, YATESBURY, SN11 | OFFERS IN EXCESS OF £800,000**

## DESCRIPTION

An extremely rare opportunity to acquire this substantial detached family home in the wonderful hamlet of Yatesbury. This immaculate property has been lovingly looked after by the current owners and occupies an elevated position. Through the front porch there is a bright and very spacious entrance hallway providing access to a fully fitted kitchen / breakfast room with a separate utility and W.C, a dining room with sliding doors enjoying a view of the rear garden and a large sitting room with a triple aspect and French doors leading out to generous side patio. Upstairs there is a good-sized family bathroom with a separate shower, four double bedrooms, one of which benefits from a fitted shower room. To the front there is off road parking for up to five cars and a superb detached double garage. There is a beautiful fully enclosed and private sunny rear garden with plenty of areas to entertain. All in all, a great family home in a highly regarded and sought-after location.

Yatesbury is a stunning Wiltshire village providing excellent access to the National Trust owned Calstone and Cherhill Downs. This wonderful location is north of the A4 road between Calne and Marlborough. Yatesbury is also noted for RAF Yatesbury, which was an important training centre during World War II.

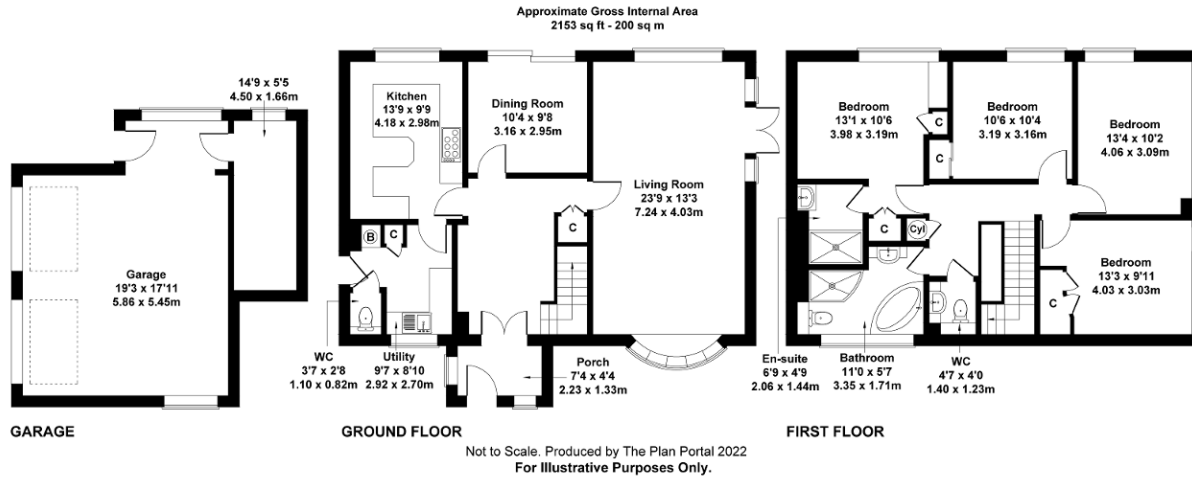


## KEY FEATURES

- Extremely desirable location
- Utility and cloakroom
- Large sitting room with open fireplace
- Family bathroom with separate shower
- Beautiful fully enclosed rear garden
- Fitted Kitchen / breakfast room
- Dining room
- Four double bedrooms
- Substantial detached double garage
- Ample off road parking







## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	45   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

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