

Sold



Appleby &  
Townend  
ESTATE AGENTS  
FOR SALE  
01248 473 390

4 BEDROOM DETACHED | NETHERSTREET, SN15 | GUIDE PRICE £685,000



## DESCRIPTION

Offered to the market with no onward chain. Yew Tree House is an impressive early Victorian detached family home dating back to 1860 with later extensions, which fuses contemporary styling with period elegance. The well balanced and generously proportioned accommodation comprises four bedrooms and a family bathroom with a power shower on the first floor. Downstairs an entrance porch opens to a reception hallway which leads to a spacious sitting room with feature fireplace and a light and airy dining room. To the rear there is a beautifully fitted kitchen with views to the garden, a rear vestibule / boot room which is perfect for kicking off muddy boots, a useful utility room which doubles as a shower room with a power shower and a third reception room which is currently configured as a guest bedroom. A large office to the rear proves to be the perfect space to work from home. Externally there are extensive gardens to the rear which are mainly laid to lawn with further outbuildings including a brick pig pen. Sitting in a plot of around a third of an acre the gardens are commensurate with the property and an extensive driveway provides ample off-road parking for around seven vehicles with plenty of potential for the creation of a garage (s.t.p.p.).

The property has views of the famous Roundway Hill where historically The Cavaliers and The Roundheads fought against each other at The Battle of Roundway, a beautiful area now more synonymous with hikers, dog walkers and nature lovers. Netherstreet is a hamlet adjacent to Bromham which is a popular village with a thriving community. Local facilities include a primary school, a public house, a butchers, post office and a church. The historic market town of Devizes is close by providing town centre shopping, transport and leisure facilities, a cinema, theatre, museum and thriving weekly market. A regular school bus service also links Netherstreet to schools in the neighbouring towns. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a thirty mile





radius.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: F

EPC Rating: E

Mains electricity, water and drainage connected. Oil fired central heating.

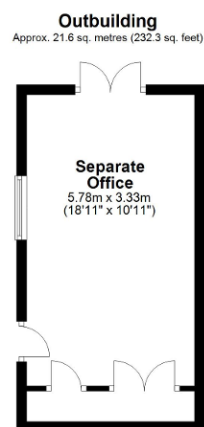
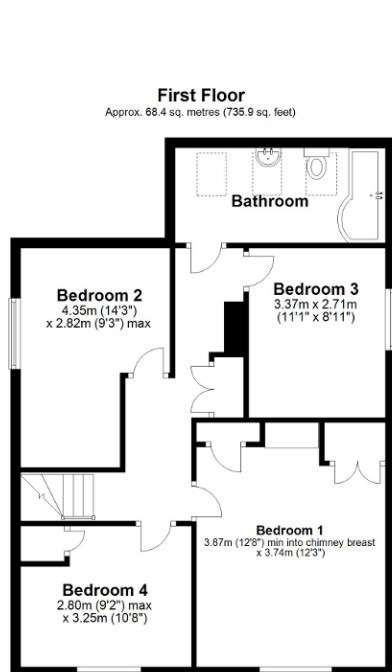
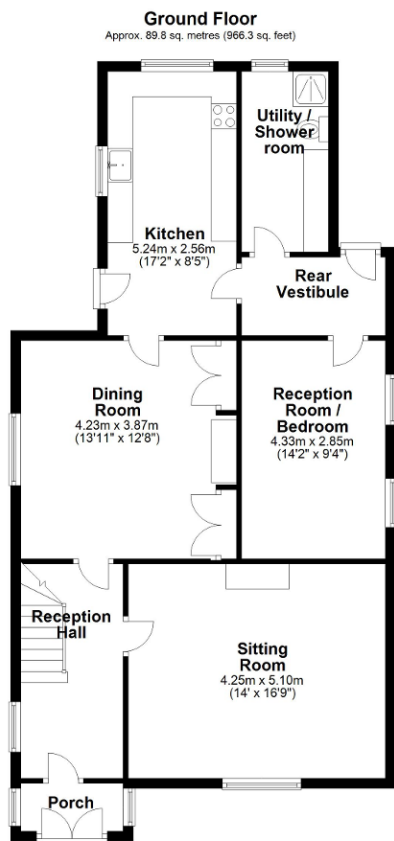
## KEY FEATURES

- No onward chain
- Three reception rooms
- Refitted bathroom suite
- Extensive off-road parking
- Separate office
- Four / five bedrooms
- Kitchen / breakfast room
- Downstairs utility / shower room
- Impressive plot circa 0.3 acre
- Highly regarded village location









Total area: approx. 179.7 sq. metres (1934.5 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	53   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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