

Sold

4 BEDROOM SEMI-DETACHED COTTAGE | SANDRIDGE LANE, BROMHAM, SN15 | GUIDE PRICE £320,000



## DESCRIPTION

This lovely four bedroom semi-detached cottage is located in a peaceful Hamlet on the outskirts of the beautiful village of Bromham. Surrounded by open countryside and rural views, this family home is sure to delight any buyer. On the ground floor there is an entrance porch leading in to a large sitting room with a wood burning stove, a kitchen/dining room and a separate utility room which in turn leads to the stylish ground floor family bathroom. Upstairs there are four bedrooms with the main bedroom benefitting from built in wardrobes and a separate WC on the landing. Outside is a private fully enclosed sunny rear garden, perfect for entertaining guests and alfresco dining during these warmer months to come. All in all, a delightful cottage in a highly desirable location.

Sandridge Lane is located between the hamlet of Westbrook and the village of Bromham and peacefully situated within a "no through road". Surrounded by stunning walks and preserved open countryside. Close buy in the neighbouring villages are many local amenities including local shopping, good schools, a church and superb public houses. The busy market towns of Melksham, Devizes, Calne and Chippenham are all within easy commuting distance offering a wider and more comprehensive range of facilities. Chippenham has a main line rail service to London Paddington which also includes access to the M4 motorway joining at junction 17.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

Mains electricity, water, Oil fired central heating and owned solar panels.

Septic tank.





## KEY FEATURES

- Beautiful countryside Hamlet location
- Kitchen dining room
- Contemporary style family bathroom
- Highly desirable location
- Offered with no onward chain
- Large sitting room with wood burner
- Separate utility room
- Four bedrooms and WC
- Fully enclosed sunny rear garden



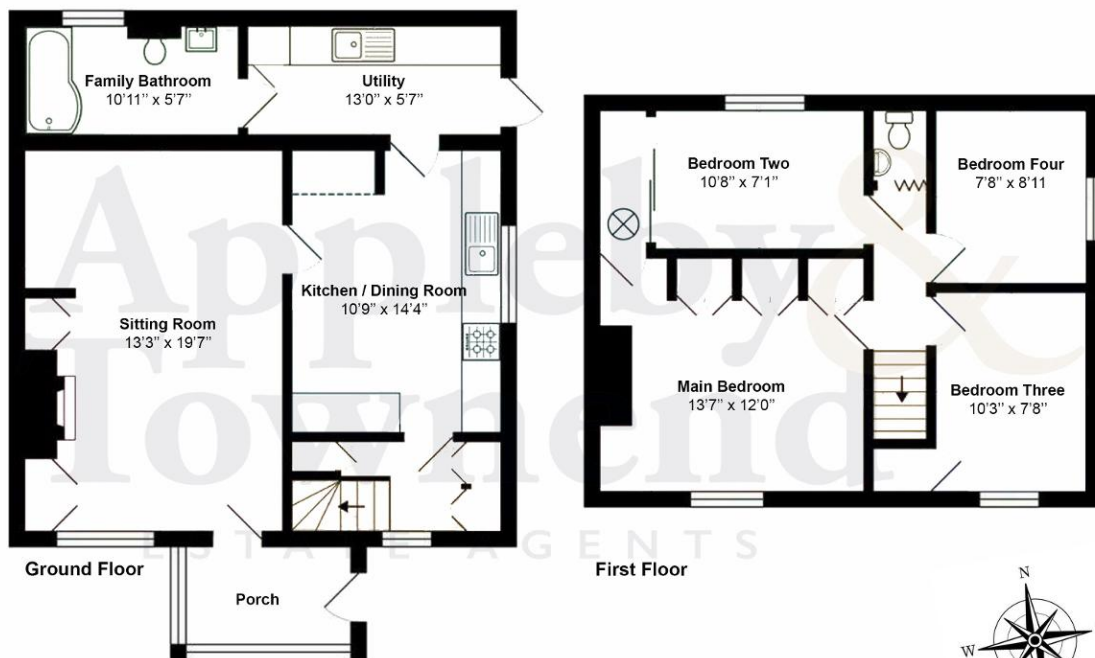






## Floor Plan

Total floor area : 109.0 sq.m. (1175 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 of efficiency can be given.



## ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 86   B    |
| 69-80                    | C             | 73   C  |           |
| 55-68                    | D             |         |           |
| 39-54                    | 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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