





## DESCRIPTION

Rarely available in this lovely small cul-de-sac of similarly designed houses, a substantial four bedroom detached family home, enjoying probably one of the best locations in this particularly sought after village. With stunning open countryside views to the side and rear plus beautiful well established private gardens, all resting within 0.3 of an acre.

Through the front door there is a light and spacious entrance hall providing access to a downstairs cloakroom, large dining room, sitting room with double aspect, play room/study and a fitted kitchen with a door to the garage.

Upstairs there are four good sized bedrooms all with built in wardrobes, a large Master en-suite and a family bathroom.

There is ample driveway parking to the front, a large double garage and a spectacular rear garden providing plenty of privacy and space to entertain with desirable open countryside views, sure to excite and budding gardener.

All in all, a really special property that is in need of a little modernisation ready and waiting for the next stage of it's life.

Located in the heart of this picturesque village hidden away at the top of School Close, there are open rural views to the countryside. Keevil has a very highly regarded primary school in addition to a church which are both only a stones throw away, sought after schools such as Dauntsey's and Stonar are nearby. Links are good with easy access to Trowbridge and Westbury, which has a mainline station running to London in under 90 minutes. The Georgian City of Bath (approximately 14 miles) boasts a wide range of amenities, sports and recreational interests. Being a World Heritage City the facilities are some of the best on offer outside of London and add to the appeal of the setting, which contrasts with fabulous rural walks through the surrounding Wiltshire countryside.





Tenure: Freehold  
Local Authority: Wiltshire Council  
EPC rating: D  
Council Tax Band: G  
Mains water, drainage and electricity.  
Oil fired central heating

## KEY FEATURES

- Rarely available
- Highly desirable village location
- Dining room and separate study
- Four bedrooms with Master en-suite
- Large well established rear gardens
- No onward Chain
- Sitting room with double aspect
- Fitted kitchen
- Family bathroom
- Plenty of parking and a double garage







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

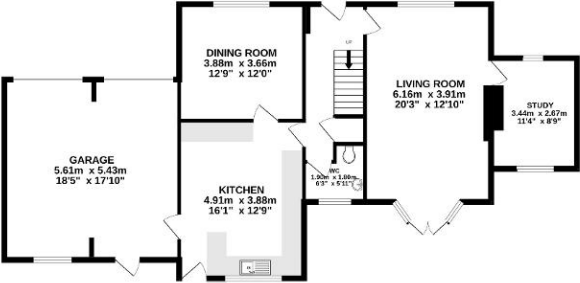
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

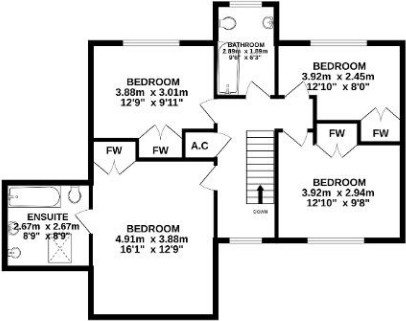
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GROUND FLOOR  
108.4 sq.m. (1167 sq.ft.) approx.



1ST FLOOR  
78.2 sq.m. (842 sq.ft.) approx.



TOTAL FLOOR AREA : 186.6 sq.m. (2009 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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